



**Connells**

Anatase Close  
Sittingbourne



### Property Description

Connells are delighted to bring to market this immaculately presented 4-bedroom detached family home, situated on a corner plot in the upmarket and ever-popular Sonora Fields.

The estate is ideally positioned for commuters, with easy access to the A249 and M2. There is a wealth of local amenities and good schooling, with Sittingbourne's town centre shopping facilities and mainline train station less than 2 miles away - connecting to central London in under an hour.

Upon arrival, the home greets with a spacious driveway offering ample off-road parking, with convenient outdoor storage behind electric roller door. Gated side access leads to the private rear garden, enclosed by a surrounding brick wall. The garden boasts a sizeable patio area and low-maintenance artificial lawn. A luxurious garden room is available by separate negotiation.

Entry at the front leads into an inviting hallway, with guest cloakroom and front lounge with dual aspect windows leading off. Through to the sleek and stylish kitchen-diner, with Quartz worktops over integrated units. Open-plan, this flows through to the orangery, where separate dining under lantern skylight and in front of bi-fold doors is a real showcase. Utility/storage room leads through to the right.

The 1st floor consists of an en-suite master and en-suite guest bedroom, with a further double and large single bedroom. Finally, a modern family bathroom and ladder access to the insulated and boarded loft complete the home.



## Entrance Hall

### Downstairs Toilet

3' 6" x 6' 6" ( 1.07m x 1.98m )

### Lounge

20' 6" x 11' 1" ( 6.25m x 3.38m )

### Kitchen

20' 3" x 14' 8" ( 6.17m x 4.47m )

### Utility Room

7' 2" x 7' 11" ( 2.18m x 2.41m )

### Orangery

19' 2" x 8' 6" ( 5.84m x 2.59m )

### Bedroom One

18' 3" x 9' 6" ( 5.56m x 2.90m )

### Ensuite

7' 8" x 3' 4" ( 2.34m x 1.02m )

### Bedroom Two

13' 10" x 9' 5" ( 4.22m x 2.87m )

### Ensuite

8' 1" x 6' 1" ( 2.46m x 1.85m )

### Bedroom Three

10' 5" x 9' 10" ( 3.17m x 3.00m )

### Bedroom Four

8' x 7' 2" ( 2.44m x 2.18m )

### Bathroom

7' 1" x 6' 9" ( 2.16m x 2.06m )

### Loft Space

### Garden Room

17' x 7' 8" ( 5.18m x 2.34m )









**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

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