SAXON SHORE
ESTATE AGENTS









63 Yeates Drive, Sittingbourne, ME10 2PE
Offers in excess of £325,000

Nestled in the charming area of Kemsley, Sittingbourne, this beautifully decorated semi-detached house on Yeates Drive offers a delightful blend of comfort and style. Built in the early 1990s, the property boasts a modern design that is both inviting and practical for family living.

Upon entering the entrance hallway, you will find a spacious reception room that provides ample space for relaxation and entertaining. The well-appointed kitchen and dining room flow seamlessly into the conservatory, which serves as a perfect spot to enjoy the garden views throughout the seasons. The outdoor space is a true highlight, featuring a lovely garden that invites you to unwind in a tranquil setting.

This home comprises two double bedrooms, one with an ensuite shower and one single bedroom. Additionally, there is a family bathroom, making it ideal for both family life and hosting guests.

Entrance Hall




Lounge
17'4" x 12'2" (5.3 x 3.71)






Kitchen
6'3" x 11'11" (1.91 x 3.65)





Dining Room
8'7" x 11'11" (2.64 x 3.65)






Conservatory



Landing




Bedroom 1
10'8" x 10'11" (3.26 x 3.33)





Ensuite
3'11" x 8'10" (1.21 x 2.71)



Bedroom 2
11'2" x 8'5" (3.41 x 2.57)





Bedroom 3
6'3" x 8'1" (1.92 x 2.47)



Bathroom
6'10" x 6'0" (2.09 x 1.85)

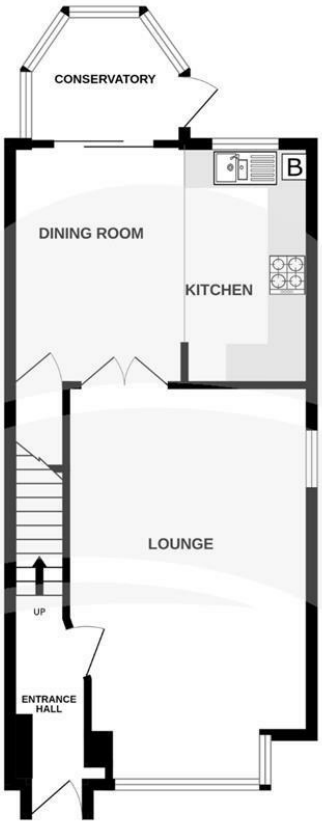


Garden

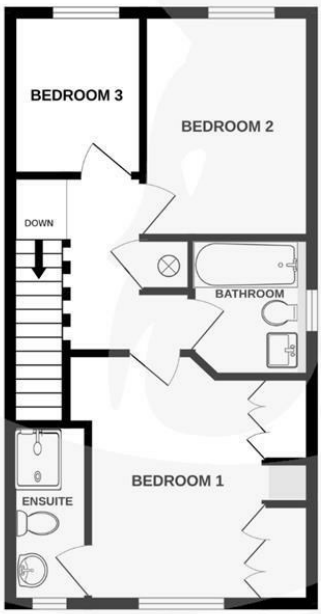





GROUND FLOOR
48.0 sq.m. (517 sq.ft.) approx.

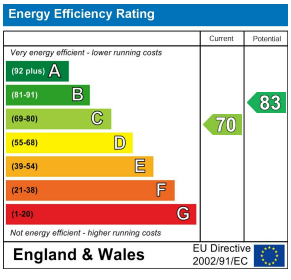


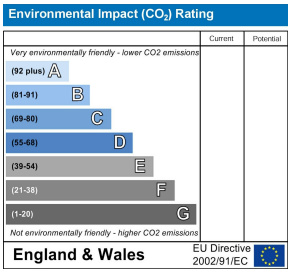
1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 88.8 sq.m. (956 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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