



Offers over £400,000

Emerald Crescent, Sittingbourne, ME10 5JJ

Chattertons

EST 1893

This is a stunning town house featuring a feast of modern upgrades and family size accommodation arranged over 3 levels. The property has four good size bedrooms, with bedrooms 1 and 2 having spa style en suites with high end finish, the kitchen diner is very modern with integrated appliances and on board sound system, the family bathroom has jacuzzi bath with led lights, the lounge is breathtaking with a contemporary media wall with inset electric fire with shelving featuring concealed led lighting. In addition is an extra reception room which could be a dining room or perhaps bedroom 5 if needed. Every bedroom has a modern remote control ceiling fan with dimming light and all bathrooms have a smart mirror or cabinet with bluetooth connectivity. The rear garden is west facing and landscaped and the garage has been used mainly to provide a gym space with padded floor and with separate storage space with remote shutter. The driveway is in front of the garage with electric charger. The main house and garage both have large lofts which are boarded. Located on the ever popular Sonora Fields development.



Stunning house
Feast of modern upgrades
4 bedrooms
3 spa style bathrooms (2 are en suite)
Modern kitchen diner with on board sound system

Entrance hall

Contemporary front door, welcome mat, luxury vinyl tiled floor, feature mirrored wall, large storage cupboard, radiator, matching chrome light switches and power points

Kitchen breakfast room 16' 2" x 11' 11" (4.92m x 3.63m)

New double glazed french doors to the outside, double glazed window, fully fitted wall and base units with work surface, great range of storage solutions including 2 full length vertical pull out larders, island with wine cooler, gas hob with extractor hood above, 2 eye level smart samsung ovens, inset sink with 1.5 bow and mixer taps, integrated fridge freezer, integrated dishwasher, down lights, 2 ceiling speakers with DAB radio and bluetooth connectivity, radiator, space for a table, luxury vinyl tiled floor, matching chrome light switches and power points, led lighting under kitchen cabinets

Utility room 6' 8" x 4' 3" (2.03m x 1.29m)

Work surface, space for 2 white goods side by side and plumbing for washing machine, large storage cupboard

Dining room or bedroom 5 12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window, radiator, bright light light fitting, acoustic feature wall, radiator, luxury vinyl tiled floor, matching chrome light switches and power points

Ground floor cloakroom

Low level wc, wash hand basin with vanity cupboard and mixer tap, radiator, down light, extractor fan

Stairs to the first floor

Radiator, carpet, matching chrome light switches and power points

Lounge 16' 2" x 11' 11" (4.92m x 3.63m)

2 double glazed windows, 2 radiators, media wall with unit including inset electric fireplace with an array of colours, space for TV, shelves with concealed led lighting, beautiful light with bright clean light, matching chrome light switches and power points

Bedroom 1 14' 10" x 9' 3" (4.52m x 2.82m)

Double glazed window, radiator, wardrobes to 1 wall, modern remote control ceiling fan with concealed blade with dimming light, matching chrome light switches and power points, carpet

En suite

Frosted double glazed window, shower cubicle with shower including large overhead rain shower with separate hand held shower, low level wc, wash hand basin with vanity below and mixer taps, stylish mirror with bluetooth connectivity and choice of back light colours, white, blue and red, anthracite heated towel rail, tiled walls and floor, extractor fan, down lights, extractor fan, fully tiled walls and floor with pebble feature strip

West facing landscaped garden
Padded gym
Driveway with electric charger
Breathtaking media wall in lounge
Move in unpack and enjoy

Stairs to the top floor

Carpet, radiator, access to loft with fitted ladder and boarded, airing cupboard

Bedroom 2 11' 10" x 9' 4" (3.60m x 2.84m)

Double glazed window, fitted wardrobe, modern remote control ceiling fan with concealed blade with dimming light, matching chrome light switches and power points, radiator, carpet

En suite

Frosted double glazed window, shower cubicle with aqua lisa smart shower with overhead rain shower and separate hand held shower, low level wc, pedestal wash hand basin with mixer taps, smart bathroom cabinet with blue tooth connectivity and led light, extractor fan, down lights, tiled walls and floor

Bedroom 3 12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed window, radiator, modern remote control ceiling fan with concealed blade with dimming light, matching chrome light switches and power points

Bedroom 4 12' 2" x 6' 11" (3.71m x 2.11m)

Double glazed window, radiator, carpet, modern remote control ceiling fan with concealed blade with dimming light, matching chrome light switches and power points

Bathroom

Frosted double glazed window, shower bath with jacuzzi and led lights, aqua lisa smart shower with over head rain shower and separate hand held, with shower screen, wash hand basin with vanity below and mixer taps, smart bathroom mirror with bluetooth connectivity and led light, low level wc, chrome heated towel rail, tiled walls and floor

Rear garden

West facing with grey indian sandstone patio, high grade artificial grass, flower borders with plants and shrubs, outside light, outside tap, brabantia wall mounted washing line with neat storage box, side access, timber built shed, door to the garage

Gym 11' 3" x 8' 6" (3.43m x 2.59m)

Utilising most of the garage space with padded floor, light and power, feature wall with Tottenham decal, if you are Spurs fan you can enjoy or if not paint over, access to loft boarded and great space

Garage storage

With remote shutter door

Driveway

Private space in front of garage with pod point electric charger





GARAGE / OUTBUILDING

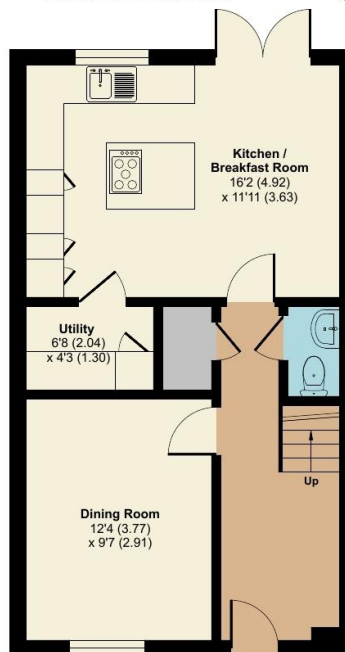
Emerald Crescent, Sittingbourne, ME10

Approximate Area = 1431 sq ft / 132.9 sq m (excludes garage / storage)

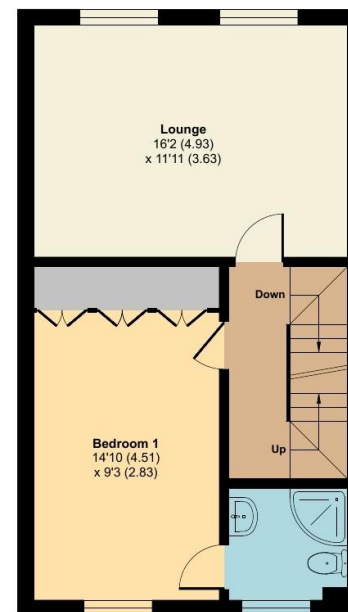
Outbuilding = 96 sq ft / 8.9 sq m

Total = 1527 sq ft / 141.8 sq m

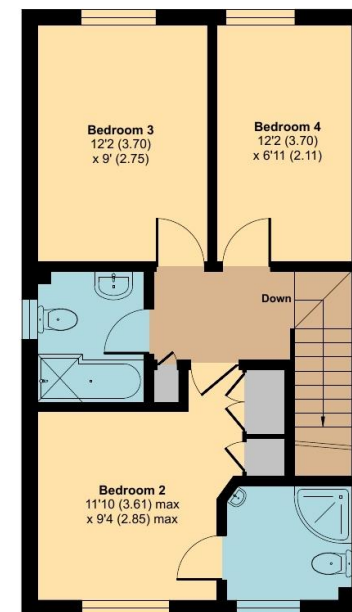
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1356170

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