



Guide Price £475,000

Galena Close, Sittingbourne

Bedrooms: 4    Living Spaces: 3    Bathrooms: 3



# Summary of Galena Close

\*\*\* Guide Price £475,000 - £500,000 \*\*\*

Welcome to Galena Close – a beautifully presented four-bedroom detached home, perfectly suited for modern family living and offered in true turn-key condition.

## Key Features

- Turn-key ready – immaculately presented throughout
- Spacious four-bedroom detached family home
- Bright and airy living room ideal for relaxing and entertaining
- Separate dining area perfect for family meals and hosting
- Conservatory offering versatile additional living space with a glass roof fitted
- Convenient ground floor WC
- New windows, soffits and guttering fitted in 2024
- Close proximity to local amenities, schools, and transport links
- EPC Awaiting
- Council Tax E



## Property Overview

From the moment you arrive, the property makes a strong first impression with its generous four-car driveway and well-maintained frontage, providing both convenience and excellent kerb appeal. The home has also benefited from significant recent upgrades, including all windows replaced in 2024, along with new guttering and soffits, a stylish front door, and an electric garage door, adding both peace of mind and enhanced energy efficiency.

The interior of the property has been thoughtfully designed to optimise both space and comfort. A bright and generously proportioned living room provides an excellent environment for relaxation and entertaining, while the separate dining area offers an inviting setting for family meals and social gatherings. The contemporary fitted kitchen is both stylish and highly functional, further enhanced by a practical utility area and a convenient ground floor WC. Additionally, the property benefits from shutter blinds installed throughout, adding a touch of elegance and privacy.

To the rear, a charming conservatory provides additional living space, perfect as a second sitting area, playroom, or home office, with lovely views over the garden.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexibility for growing families or those working from home. The main bedroom benefits from generous dimensions and an ensuite, while the remaining rooms are ideal for children, guests, or office use. A contemporary family bathroom completes the first floor.

Externally, the property continues to impress with a private rear garden with a pergola on a ceramic tiled floor, ideal for outdoor entertaining, relaxation, or family activities.

## About The Area

Galena Close is ideally positioned within a popular and well-established residential setting, offering the perfect balance of peaceful surroundings and everyday convenience.

The area is particularly appealing to families, with a selection of well-regarded local schools nearby, making the morning routine that much easier. For day-to-day essentials, a range of shops, supermarkets, and local amenities are all within easy reach, while nearby retail parks and town centres provide a wider choice of shopping, dining, and leisure options.

For those who enjoy the outdoors, the surrounding area offers a variety of green spaces, parks, and walking routes – perfect for weekend strolls, family time, or simply unwinding.

Commuters are also well catered for, with excellent transport links close by, including easy access to major road networks, making travel to surrounding towns and cities straightforward and convenient.

## Lounge

4.60m x 3.40m (15'1" x 11'2")

## Dining Room

3.07m x 3.00m (10'01" x 9'10")

## Kitchen

4.24m x 3.00m (13'11" x 9'10")

## Conservatory

3.71m x 2.90m (12'02" x 9'06")

## Utility

1.75m x 1.50m (5'09" x 4'11")

## Bedroom One

4.04m x 3.96m (13'03" x 13')

## Bedroom Two

4.06m x 3.33m (13'04" x 10'11")

## Bedroom Three

3.00m x 2.82m (9'10" x 9'03")

## Bedroom Four

2.92m x 2.44m (9'07" x 8')

## En Suite

2.13m x 0.91m (7 x 3)

## Bathroom

1.91m x 1.73m (6'03" x 5'08")

## Garage

5.08m x 2.44m (16'08" x 8')

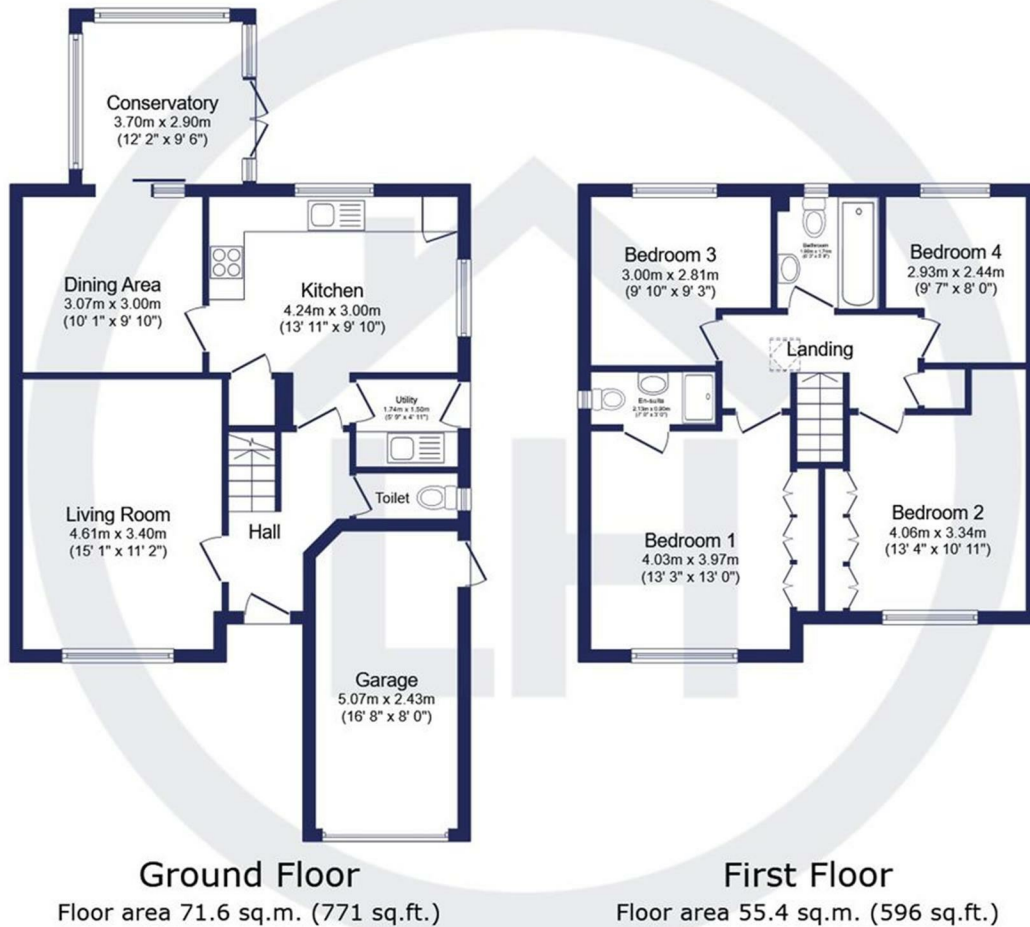
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**-Let's Keep It Local, Let's Keep It LambornHill**

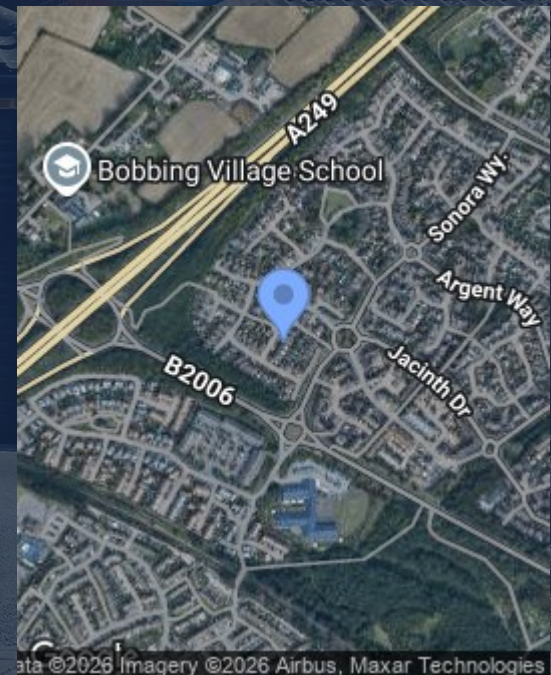




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC



Total floor area: 127.0 sq.m. (1,367 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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