



Offers Over £325,000

Diligent Drive, Sittingbourne

Bedrooms: 3    Living Spaces: 2    Bathrooms: 1



# Summary of Diligent Drive

This attractive three-bedroom semi-detached home offers a superb blend of space, practicality, and comfort—ideal for modern family living. Set on a desirable plot with a driveway providing ample off-road parking, the property is perfectly suited for buyers seeking both convenience and versatility.

## Key Features

- Three well-proportioned bedrooms offering flexible living for families or home working
- Bright and spacious conservatory providing valuable additional living space
- Separate lounge and dining room ideal for both relaxing and entertaining
- Practical kitchen complemented by a dedicated utility room
- Garage offering secure parking or excellent storage potential
- Generous driveway with ample off-road parking for multiple vehicles
- Located in a popular residential area with a strong community feel
- Ideal opportunity for first-time buyers, growing families, or those looking to upsize
- EPC awaited
- Council tax band C



## Property Overview

Inside, the home features a well-proportioned lounge, creating a welcoming space to relax, along with a separate dining room that's perfect for family meals or entertaining guests. The kitchen is thoughtfully laid out and complemented by a useful utility room, keeping everyday essentials neatly tucked away and maintaining a clutter-free living environment.

A standout feature is the bright conservatory, offering additional living space that can be enjoyed year-round—ideal as a second sitting area, playroom, or home office, with views over the garden.

Upstairs, the property boasts three bedrooms, including a generous main bedroom, alongside a family bathroom. The layout is both functional and flexible, catering to a range of lifestyle needs.

Externally, the home benefits from a garage for secure storage or parking, while the spacious driveway ensures plenty of room for multiple vehicles—an increasingly valuable feature.

## About The Area

Situated in a well-established and popular residential setting, Diligent Drive offers a fantastic balance of peace, convenience, and connectivity—making it particularly appealing to families, first-time buyers, and commuters alike.

The area benefits from a range of everyday amenities close by, including local shops, supermarkets, and essential services, ensuring day-to-day living is both easy and efficient. For families, there are well-regarded schools within easy reach, along with nearby parks and green spaces that provide ideal spots for outdoor activities and relaxation.

For those needing to travel, the location is well positioned with excellent transport links, offering straightforward access to surrounding towns, employment hubs, and motorway networks. This makes it a practical choice for commuters while still maintaining a quieter, residential feel.

Leisure opportunities are also plentiful, with a selection of gyms, cafés, and recreational facilities nearby, as well as larger retail and entertainment options just a short drive away.

Overall, the area combines a strong sense of community with everyday convenience—an ideal setting for modern living.

## Lounge

4.17m x 3.99m (13'08 x 13'01)

## Dining Room

3.15m x 3.05m (10'04 x 10)

## Kitchen

3.15m x 1.88m (10'04 x 6'02)

## Conservatory

4.19m x 3.18m (13'09 x 10'05)

## Utility

2.82m x 1.93m (9'03 x 6'04)

## Garage

6.53m x 2.18m (21'05 x 7'02)

## Bedroom One

3.56m x 3.38m (11'08 x 11'01)

## Bedroom Two

2.90m x 1.98m (9'06 x 6'06)

## Bedroom Three

2.06m x 1.98m (6'09 x 6'06)

## Bathroom

2.31m x 2.24m (7'07 x 7'04)

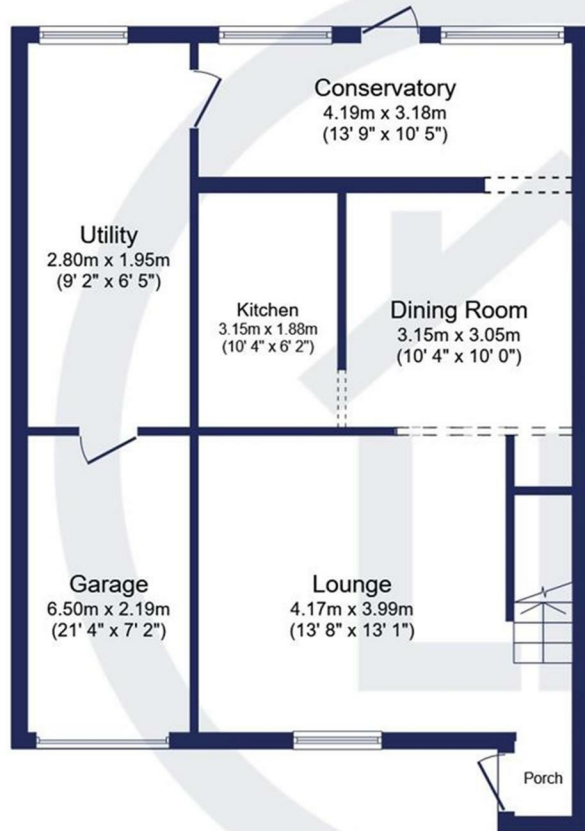
## About LambornHill

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

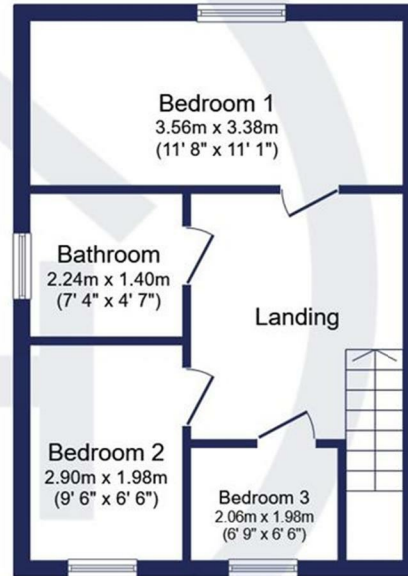
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust 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**





**Ground Floor**  
Floor area 68.4 sq.m. (737 sq.ft.)



**First Floor**  
Floor area 36.3 sq.m. (391 sq.ft.)

**Total floor area: 104.8 sq.m. (1,128 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



**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



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