Asking Price £290,000

Merleburgh Drive, Kemsley, Sittingbourne

3 1 1

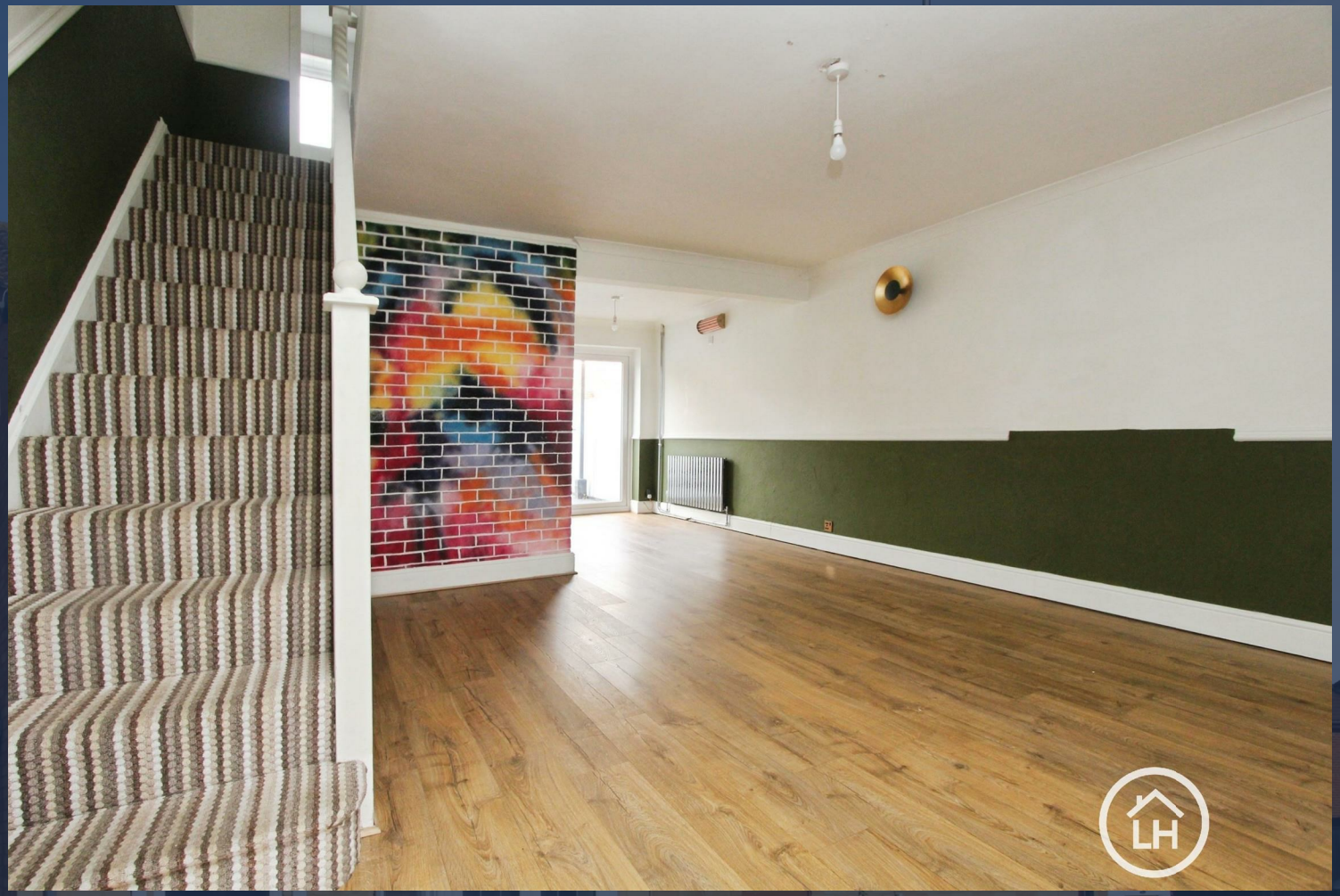
Summary of Merleburgh Drive

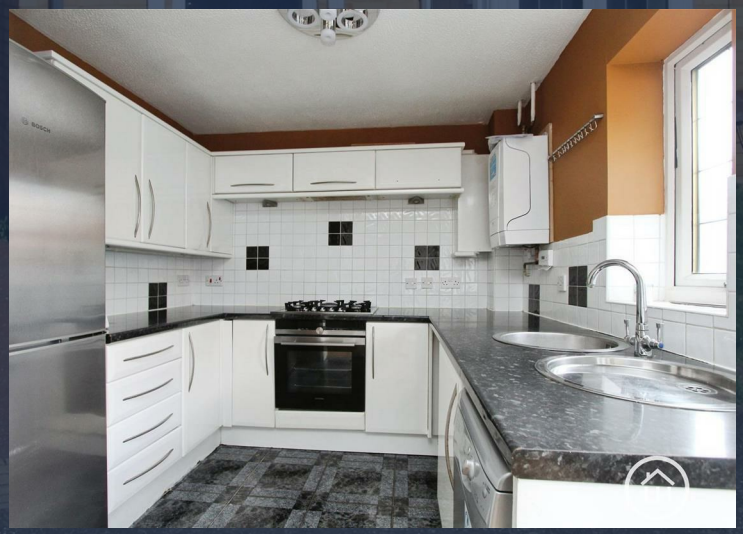
Chain Free • Three-bedroom semi-detached home • Driveway & garage • Spacious lounge/diner • Separate kitchen • Two generous double bedrooms • Versatile third bedroom • Family bathroom • Convenient Sittingbourne location • Ideal family home, first-time buy or investment

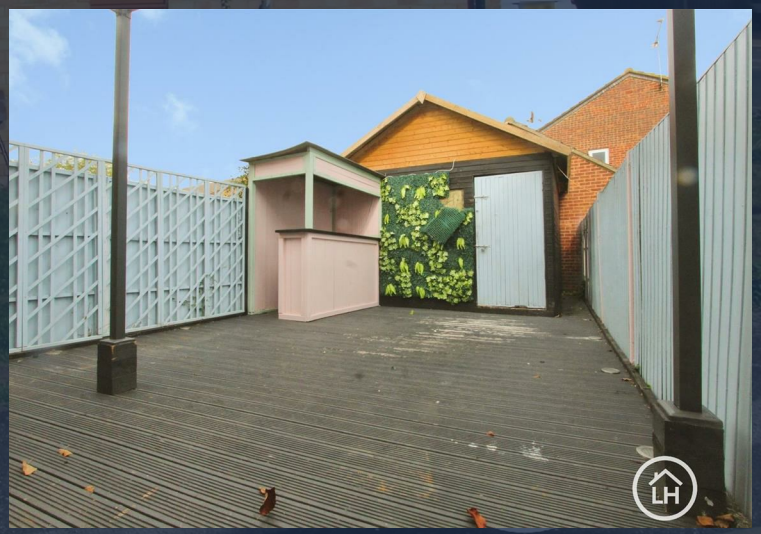
Key Features

- Three-bedroom semi-detached home
- Offered with no onward chain
- Garage offering secure parking and useful storage
- Private driveway providing off-road parking
- Spacious lounge/diner ideal for family living and entertaining
- Separate fitted kitchen
- Two well-proportioned double bedrooms
- Versatile third bedroom, ideal for a bedroom or home office
- EPC D (60)
- Council Tax Band C

LambornHill







Property Overview

The ground floor features a spacious lounge/diner, providing an excellent area for both relaxing and entertaining, with ample room for separate living and dining furniture. The separate kitchen is positioned to the front of the property and offers a practical arrangement for everyday family life.

Upstairs, the property provides three bedrooms, including two well-sized double bedrooms and a versatile third bedroom which could also lend itself to use as a home office, nursery or dressing room. A family bathroom and landing complete the first-floor accommodation.

Externally, the property benefits from a driveway providing off-road parking and a garage, offering valuable additional storage and secure parking. These features are particularly practical for families and add to the overall convenience of the home.

The property combines three-bedroom accommodation, generous living space, a separate kitchen, family bathroom, driveway, garage and no onward chain, making it a versatile home with strong appeal to a range of purchasers. Its practical layout and opportunity for personalisation provide an excellent foundation for a buyer looking to create a comfortable and contemporary home in Sittingbourne.

About The Area

Kemsley, Sittingbourne is an established residential area offering a convenient setting for a range of buyers, with a good balance of everyday amenities, transport connections and nearby green spaces. Local shops, convenience stores and other day-to-day facilities are available within the surrounding area, while Sittingbourne town centre provides a wider choice of shopping, cafés, restaurants, leisure facilities and services.

The area is particularly well placed for commuters, with Kemsley railway station providing services towards Sittingbourne, where connections can be made for London and other destinations across Kent. Local bus services also connect Kemsley with Sittingbourne and surrounding areas, while the A249 and M2 provide convenient road links for wider travel.

For families, the surrounding area offers access to a selection of local schools and educational facilities, while the nearby Milton Creek Country Park provides attractive open space with walking routes, play areas and opportunities to enjoy the outdoors. The Sittingbourne & Kemsley Light Railway is another local attraction, adding a distinctive feature to the area and providing an enjoyable day out for families.

Sittingbourne itself benefits from its North Kent location, with good access to the wider road network and rail services, while the surrounding Swale area offers a mixture of countryside, waterways and coastal destinations. This combination of local amenities, transport links, schools, green space and access to the wider Kent area makes Kemsley a practical location for modern family life.

Lounge

7.49m x 4.45m (24'07 x 14'07)

Kitchen

2.62m x 2.34m (8'07 x 7'08)

Bedroom One

3.86m x 2.57m (12'08 x 8'05)

Bedroom Two

3.56m x 2.57m (11'08 x 8'05)

Bedroom Three

2.16m x 1.50m (7'01 x 4'11)

Bathroom

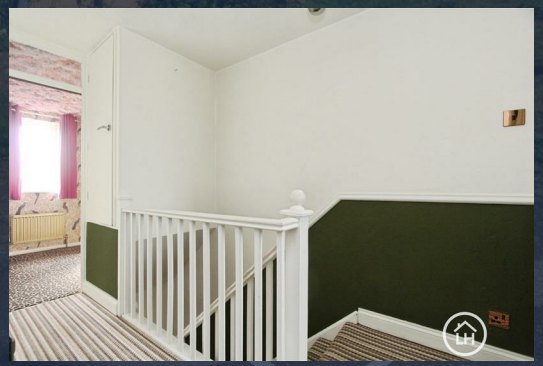
2.16m x 1.50m (7'01 x 4'11)

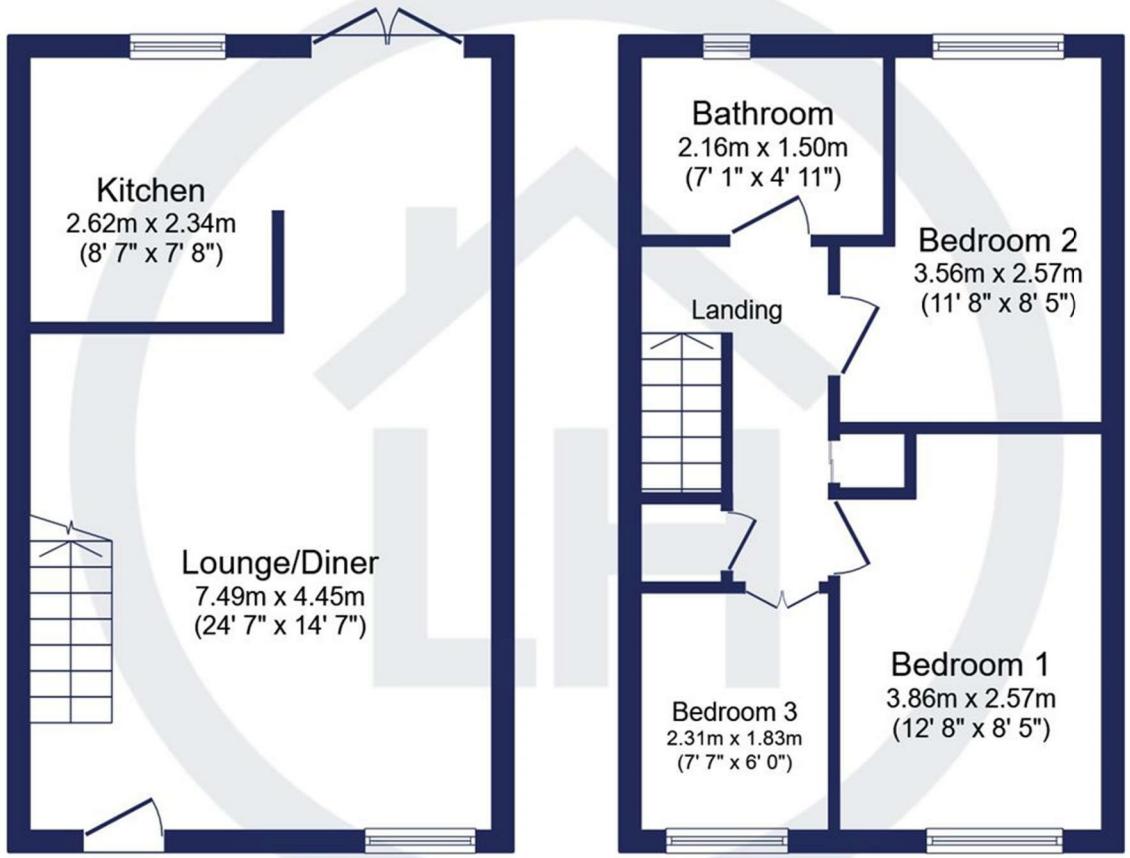
About LambornHill

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.

LambornHill





Total floor area: 67.6 sq.m. (727 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

LambornHill

LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ
T: 01795 293000
sittingbourne@lambornhill.com
www.lambornhill.com

LambornHill