



The Fairway, Sittingbourne, Kent

****CHAIN FREE**** | Spacious Lounge / Kitchen Areas | Downstairs Bedroom | Low Maintenance Garden | Driveway With Parking For Two Vehicles | Excellent Location | Four Bedrooms | Garage



Asking Price: £425,000 (Offers In Region Of)

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DESCRIPTION

Reardons are delighted to present to the market this CHAIN FREE, immaculate four-bedroom semi-detached house on Fulston Manor Estate, the south of town. This property is an ideal choice for families in search of a spacious and well-maintained residence that seamlessly blends modern conveniences with contemporary style.

Upon entering, you'll be greeted by a spacious living area that seamlessly combines lounge, dining, and kitchen. This modern layout caters to both relaxation and social gatherings. The well-appointed kitchen offers ample room for essential appliances, including a double oven, washing machine, tumble dryer, and dishwasher. For added convenience, a downstairs WC is located on the ground floor. An additional benefit of this property is a conveniently located ground floor bedroom, perfect for guests, a home office, or multi-generational living.

The first floor is naturally well-lit and comprises a landing, three well-proportioned bedrooms, and a sizeable family bathroom, with a bath and shower. The master bedroom boasts fitted wardrobes, providing ample storage solutions.

This property boasts a spacious garage equipped with an electric roller door, an extensive driveway, providing ample space for multiple vehicles. The garden is a true haven, with a low-maintenance space, and two patio areas, creating ideal spaces for entertaining or quiet relaxation.

Nestled within the sought-after Fulston Manor estate, The Fairway enjoys easy access to local amenities, reputable schools, and Sittingbourne's town centre.

This property is truly a rare find. Benefitting from an extended layout, ample parking, and a delightful garden, it's ideal for growing families or professionals seeking a comfortable and stylish home. It's ready for you to move straight in!

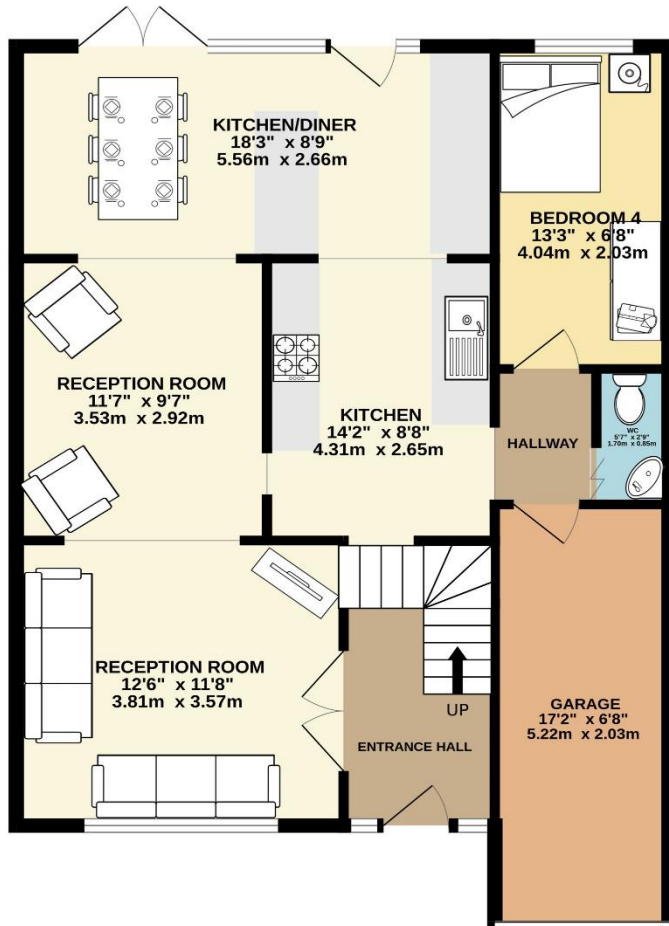
Contact Reardon's today to arrange a viewing.

Do not miss out on the opportunity to make this house your home!

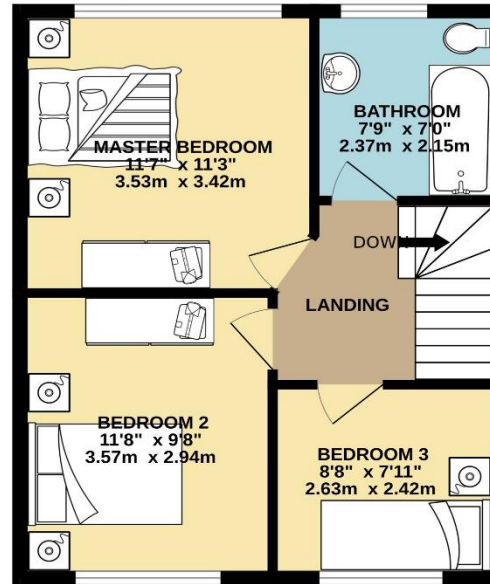




GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



01795 479484



13a Canterbury Road, Sittingbourne,
Kent, ME10 4SG



hello@reardons.co.uk

www.reardons.co.uk

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