



HAWKESFORD JAMES



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Kingsborough Drive

Eastchurch, Sheerness, Kent, ME12 4DN

price: £600,000 Freehold



Designed for contemporary family living, this beautifully presented executive home offers spacious and bright accommodation with a sociable layout on a generous plot. Located in the desirable Kingsborough Manor development near Eastchurch, renowned for its tree-lined streets and established greenery, the development seamlessly blends into its idyllic rural surroundings. It's perfect for those who enjoy countryside walks and spending time near the sea.

Upon entering, you are greeted by a sense of space, enhanced by high ceilings and modern fixtures. The ground floor features a spacious lounge with a charming bay window and feature fireplace, creating a cosy yet elegant ambiance. The heart of this home is the expansive open-plan kitchen and dining area, which flows into a family area and includes a separate utility room. This contemporary space is ideal for family meals and social gatherings. A convenient downstairs W.C. completes this floor.

Upstairs, the master bedroom boasts an en-suite bathroom, complemented by three further well-sized bedrooms and a family bathroom, providing ample space for a growing family.

Externally, the double garage is currently utilised as a home gym and storage area. An internal stud wall with a door provides access to the garage doors at the front, which can easily be removed if needed. Additionally, a door from the utility room offers direct access into the house.

The property also features a large rear garden, predominantly laid to lawn, perfect for outdoor activities and alfresco dining. The driveway provides ample parking for three vehicles and includes an electric vehicle charging point.



Kingsborough Manor is ideally situated just 1.4 miles north of Eastchurch, home to a popular primary school and local shops. The Oasis Academy in Minster is conveniently located 3.2 miles away, while Sheerness, with its variety of shopping facilities and railway station, is 5.3 miles from the property. For further amenities and excellent transport links, Sittingbourne is just 11 miles away, featuring a mainline railway station and motorway connections.

This exceptional home perfectly combines modern living with convenience and is sure to impress.

Features

- Executive Detached House
- Four Bedrooms
- Open Plan Kitchen/Dining/Living Area
- Downstairs W.C
- Utility Room
- En-Suite Shower Room
- Double Garage & Driveway
- Council Tax Band: F
- EPC Rating: 76 | C
- Freehold

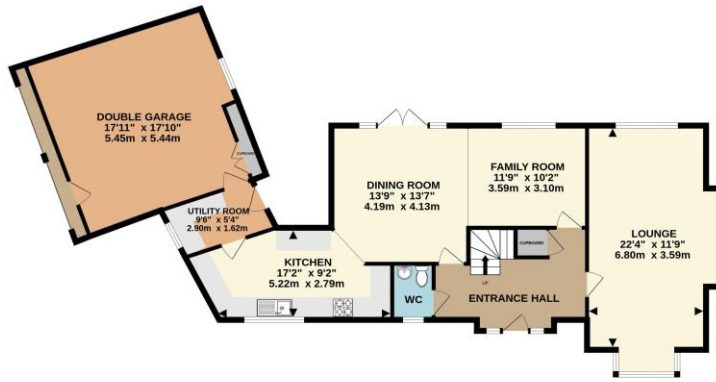
Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.





GROUND FLOOR
1305 sq.ft. (121.2 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 2060 sq.ft. (191.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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