



# Debnam Grove

Sittingbourne | Kent | ME10 3FN



# Debnam Grove

Sittingbourne, Kent, ME10 3FN

£350,000 to £375,000

Freehold

Offered with no onward chain, is this spacious three bedroom detached property situated in the popular Heron Fields development in Sittingbourne.

The accommodation comprises of an entrance hall which leads into the living room, cloakroom and upgraded kitchen dining room. From this you go into the large conservatory which also benefits from bi-folding doors into the garden.

Upstairs there is the family bathroom and three great size bedrooms. The primary bedroom also has an en-suite shower room. The property also has air conditioning installed.

Externally there are two block paved driveways to the front of the property, one giving access into the garage. To the rear the garden is relatively low maintenance and made up of patio and lawn areas. There is also rear access into the garage which has a boarded loft space.



## Benefitting from:

- Three bedrooms
- Two bathrooms
- Large conservatory
- Downstairs cloakroom
- Garage
- Two driveways
- Heron Fields
- No chain
- Council Tax: D
- EPC Rating: B

## Accommodation

**Entrance Hall** 5.03m x 2m (16'6" x 6'7")

**Cloakroom** 1.68m x 0.81m (5'6" x 2'8")

**Living Room** 4.98m x 3.25m (16'4" x 10'8")

**Kitchen/Diner** 5.38m x 3.38m (17'8" x 11'1")

**Conservatory** 4.9m x 4.1m (16'1" x 13'5")

### First Floor Landing:

**Bedroom One** 4.34m x 2.95m (14'3" x 9'8")

**En-suite shower room** 1.96m x 1.63m (6'5" x 5'4")

**Bedroom Two** 3.05m x 2.95m (10' x 9'8")

**Bedroom Three** 3.45m x 2.26m (11'4" x 7'5")

**Bathroom** 1.9m x 2.06m (6'3" x 6'9")

## Exterior

### Front:

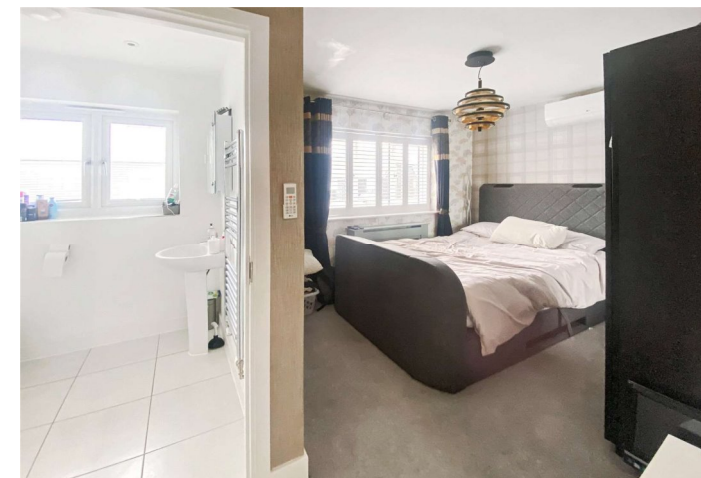
Two block paved driveways

Access into garage

### Rear:

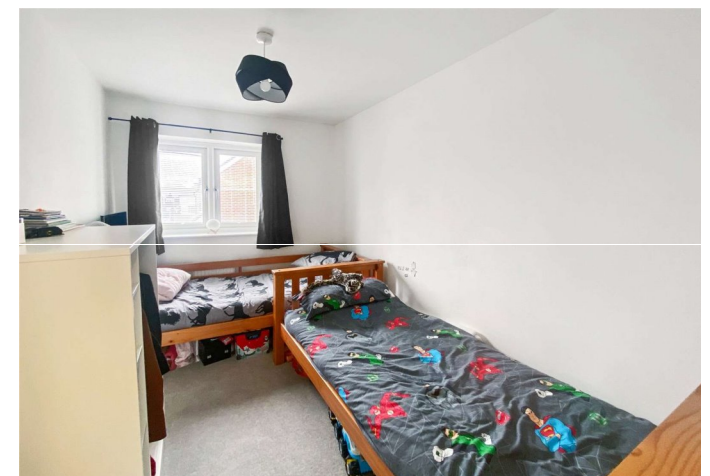
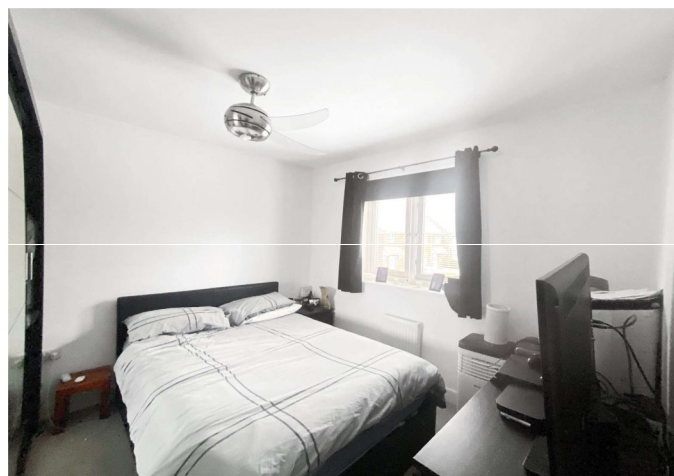
Garage access

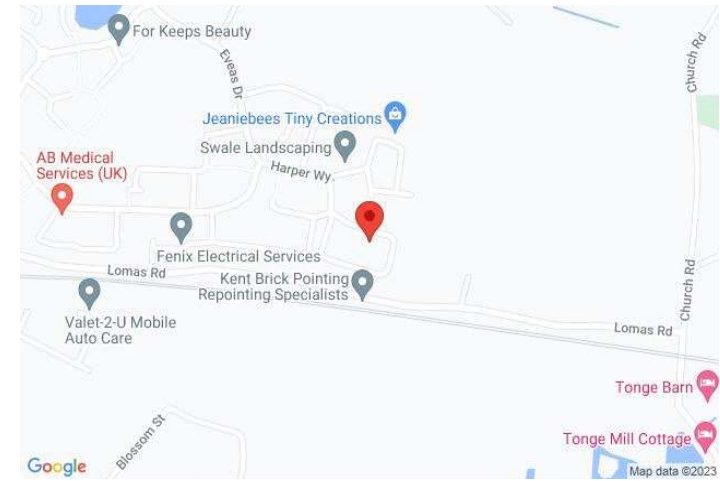
Lawn, patio, decked seating area





Council Tax - D  
EPC Rating - B





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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