



Amber Rise

Sittingbourne | Kent | ME10 5JE





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Sittingbourne, Kent, ME10 5JE

£450,000 to £475,000

Freehold

** Guide Price £450,000-475,000 **

Favorably situated in the ever popular Sonora Fields, this detached 4-bedroom townhouse stands as an ideal home for growing families.

As you step through the front door, you're greeted by a spacious layout on the ground floor. The heart of the home lies in its generously proportioned lounge with a well-appointed kitchen diner opposite, offering the perfect setting for family meals and social gatherings. Completing the ground floor layout are a utility room and WC, catering to practical needs with ease.

Ascending to the first floor, you'll discover two sizable bedrooms, each exuding warmth and comfort. The main bedroom features its own ensuite bathroom for added privacy with a further separate bathroom also on this level ensuring convenience for all.

Moving up to the second floor, two more well-proportioned bedrooms await, offering versatility and comfort for occupants. A final touch of convenience comes in the form of a shower room, eliminating any morning rush for bathroom time.

Externally, the townhouse boasts a private garden and a garage, accompanied by a driveway, providing secure parking and additional storage space, enhancing practicality and convenience.

With its thoughtfully designed interior spaces and inviting exterior amenities, this townhouse in Sonora Fields offers the ideal blend of comfort, style, and functionality for modern living.



Benefitting from:

- Guide Price £450,000-475,000
- Four bedroom detached family home
- Ensuite bathroom
- Garage & driveway
- Great school catchment area
- Utility room
- Approx. 1268sq/ft
- Council Tax: E
- EPC Rating: D

Accommodation

Entrance Hall:

Lounge: 4.93m x 3m (16'2" x 9'10")

Kitchen/Diner: 4.93m x 2.95m (16'2" x 9'8")

Utility Room: 2m x 1.17m (6'7" x 3'10")

First Floor Landing:

Master Bedroom: 4.93m x 3.05m (16'2" x 10')

Ensuite:

Bedroom 3: 3.05m x 2.92m (10' x 9'7")

Bathroom:

Second Floor Landing:

Bedroom 2: 4.93m x 3.07m (16'2" x 10'1")

Bedroom 4: 3.1m x 2.95m (10'2" x 9'8")

Shower Room:

Exterior

Rear Garden

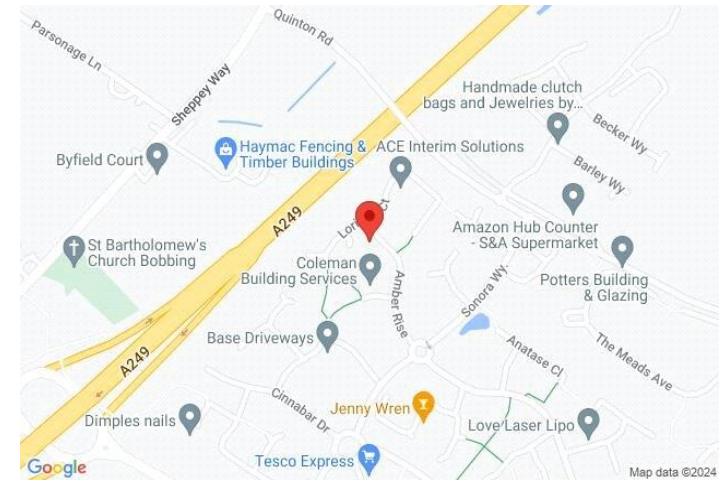
Driveway leading to garage.





Council Tax - E
EPC Rating - D





Important Notice

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Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

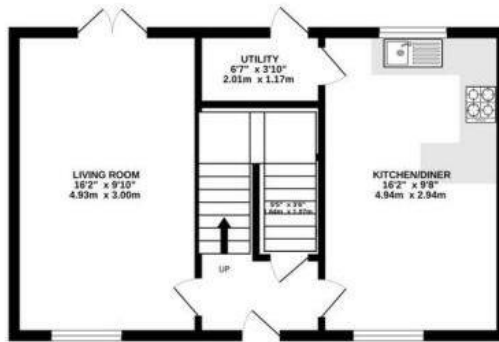
Mark Franklin - Branch Manager
01795 479999
Robinson Michael & Jackson
38 West Street,
Sittingbourne,
Kent, ME10 1AP
sittingbourne@robinson-jackson.com

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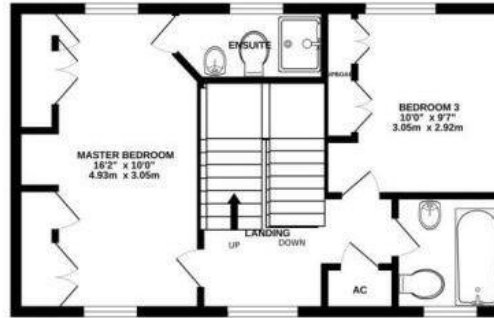
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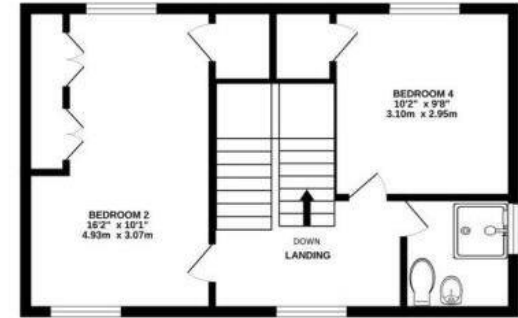
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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