



# Copper Beech Close

Sittingbourne | Kent | ME10 1FE





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Sittingbourne, Kent, ME10 1FE

£625,000

Freehold

Discover a distinguished five-bedroom detached house situated in a secluded enclave accessible via a private road within an exclusive development. Spanning approximately 2000 square feet, this property offers practicality and comfort in equal measure.

The ground floor hosts a garage for convenient parking and storage, alongside a practical ground floor cloakroom. Inside, a well-designed layout seamlessly integrates living, dining, and kitchen areas, ideal for modern living and entertaining.

Upstairs, five generously sized bedrooms provide ample accommodation, catering to both family and guests. The master suite features an en-suite bathroom for added comfort and privacy.

Outside, a private garden offers space for outdoor relaxation and dining. With its prime location and array of amenities, this property represents an opportunity for refined living in a tranquil setting.

## Benefitting from:

- Detached
- Private Road
- Exclusive development
- Approx. 2000 Sqft
- Garage
- Ground floor cloakroom
- Council Tax: F
- EPC Rating: B



## Accommodation

**Entrance Hall:**

**GF Cloakroom:**

**Kitchen:** 5.5m x 3.43m (18'1" x 11'3")

**Dining Room:** 5.9m x 3.45m (19'4" x 11'4")

**Lounge:** 4.95m x 4.42m (16'3" x 14'6")

**First Floor Landing:**

**Bedroom:** 3.45m x 3.15m (11'4" x 10'4")

**Ensuite:**

**Bedroom:** 3.45m x 3.43m (11'4" x 11'3")

**Bedroom:** 4.9m x 2.64m (16'1" x 8'8")

**Bedroom:** 4.14m x 2.5m (13'7" x 8'2")

**Shower Room:**

**2nd Floor Landing:**

**Master Bedroom:** 5.33m x 3.76m (17'6" x 12'4")

**Ensuite:**

## Exterior

Driveway and garage. Garden to rear.





## Additional Information

Sittingbourne is a market town in the Swale borough of Kent, Sittingbourne is the largest settlement in the borough and its urban area extends to the villages of Borden and Murston.

Sittingbourne is well-connected by road and rail. The M2 motorway passes to the north of the town and there are two railway stations, Sittingbourne and Sittingbourne East, which are served by trains to London, Maidstone, and Ashford.

Council Tax - F

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)

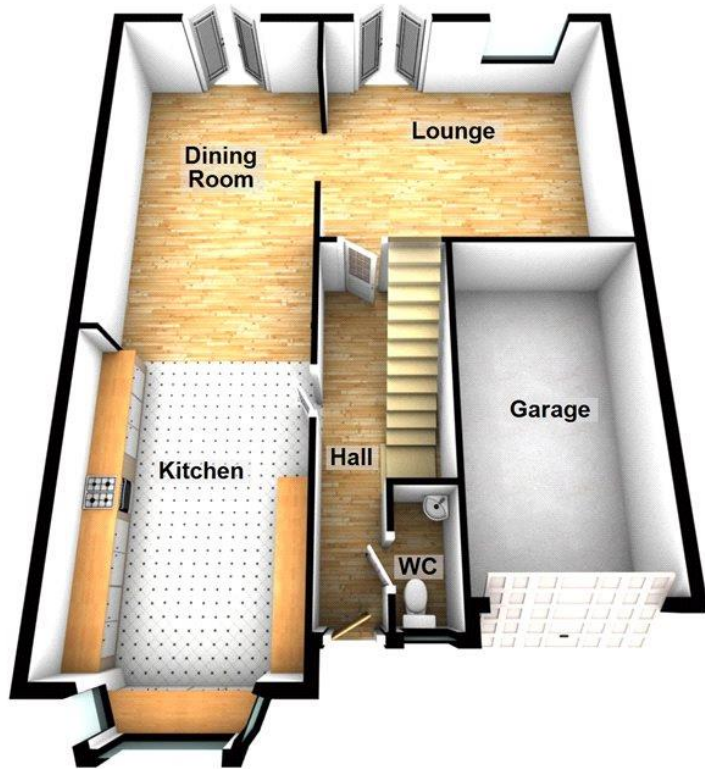
## FOR MORE INFORMATION CONTACT US TODAY.

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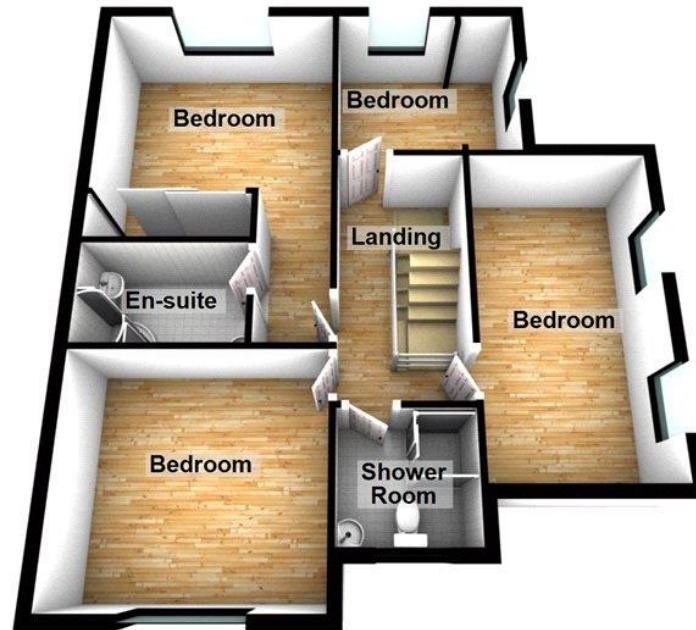
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Ground Floor



First Floor



Second Floor



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