



Quadrille Avenue

Sittingbourne | Kent | ME10 5BY





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Sittingbourne, Kent, ME10 5BY

£400,000

Freehold

Introducing a modern and functional three-bedroom semi-detached residence situated within the Archer Park community in Sittingbourne. Providing reassurance to potential buyers, this property comes with the added benefit of an NHBC Warranty, ensuring quality and longevity.

Upon entering, you'll find a thoughtfully designed layout that emphasises practicality and contemporary living. The ground floor features a convenient downstairs WC, catering to the needs of both residents and guests. Ascend to the upper level, where the master bedroom awaits, complete with its own ensuite bathroom for added comfort and convenience.

Parking is hassle-free with two designated private spaces, eliminating any concerns about finding suitable parking arrangements. The heart of this home lies in its spacious kitchen/diner area, offering ample room for culinary pursuits and social gatherings alike.

Experience the seamless blend of functionality and style throughout this meticulously designed property, making it the perfect choice for those seeking a modern lifestyle.

Benefitting from:

- NHBC Warranty
- Downstairs WC
- Ensuite
- 2 x Private parking spaces
- Large kitchen/diner
- Modern home
- Council Tax: D
- EPC Rating: B



Accommodation

Ground Floor

Reception Room 4.82m x 3.31m (15'10" x 10'10")

Kitchen/Dining Room 5.41m x 3.46m (17'9" x 11'4")

WC

First Floor

Bedroom One 3.48m x 3.32m (11'5" x 10'11")

Ensuite

Bedroom Two 3.31m x 4.24m (10'10" x 13'11")

Bedroom Three 2.25m x 2.63m (7'5" x 8'8")

Bathroom

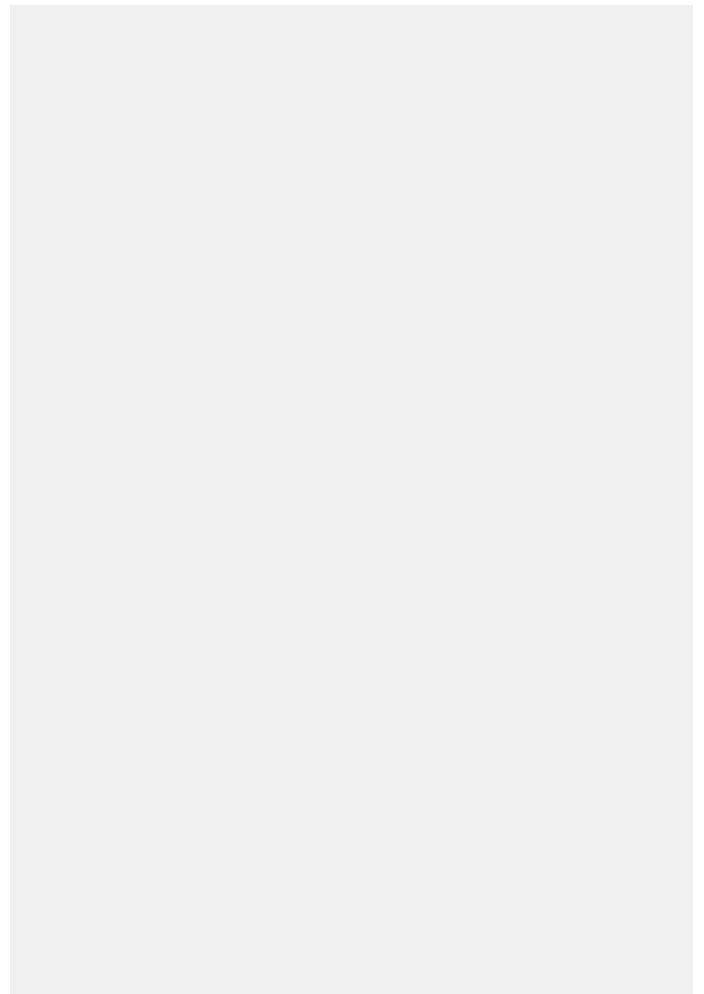
Exterior

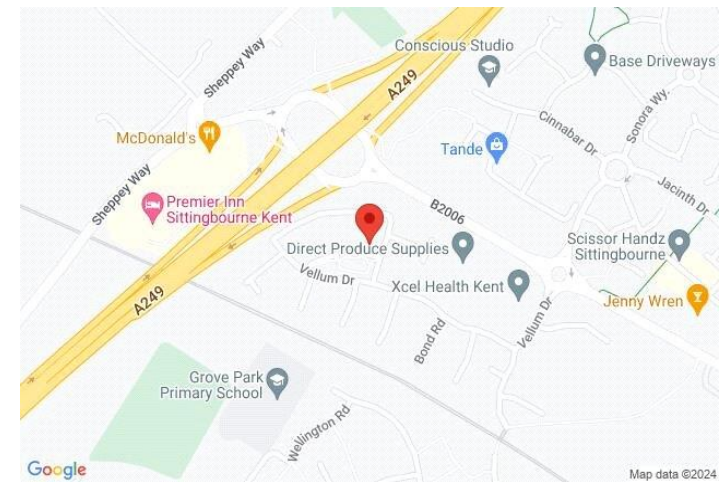
This property comes with two private parking spaces, a large private garden (with side access) and is with proximity to local amenities.

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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