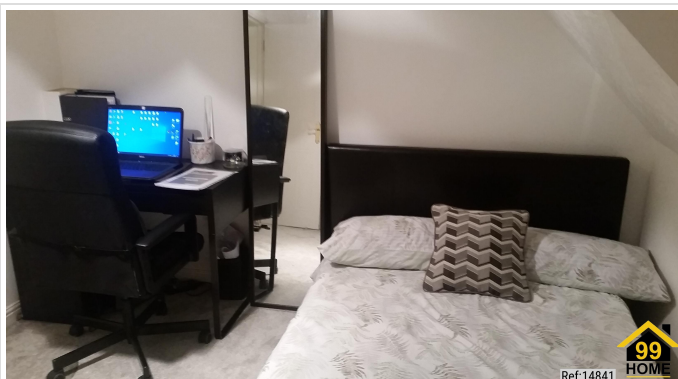


4 Bed Detached In Topaz Drive , Sittingbourne, ME10 5TP

£500,000



SHORT DESCRIPTION

Property Ref: 14841 A detached, recently refurbished four-bedroom family home with an additional outdoor garage converted into a home office. Located in a quiet corner of the desirable Sonora Fields development in Sittingbourne. The ground floor of this well-presented house features a modern fitted kitchen, utility area, separate lounge and dining rooms, and a downstairs WC. Double doors lead to a spacious rear garden, mainly laid to lawn, with an additional patio area. An outdoor garage conversion provides the perfect space for those who work from home. The upstairs comprises four generously sized double bedrooms, one of which benefits from an en-suite shower room. Additionally, there is a family-sized bathroom and an extra bathroom, making a total of three bathrooms. Further benefits include gas central heating, double-glazing throughout, and off-street parking with a driveway for two cars and access to a single garage. The property is ideally situated for Sittingbourne Town Centre, Sittingbourne Train Station, and excellent road links to the A249, M2, and A2—convenient for both London and the coast. It also falls within the catchment area of reputable primary and secondary schools, making it an ideal home for families. Property Type: Detached Full selling price: £500000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: E EPC rating: C Measurement:1388 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Gated, Rear, Private, Covered Heating Type: Solar Powered, Double Glazing, Night Storage Chain Sale or Chain Free: Chain Free Possession of the property: Vacant..

4

Bed Room(s)

3

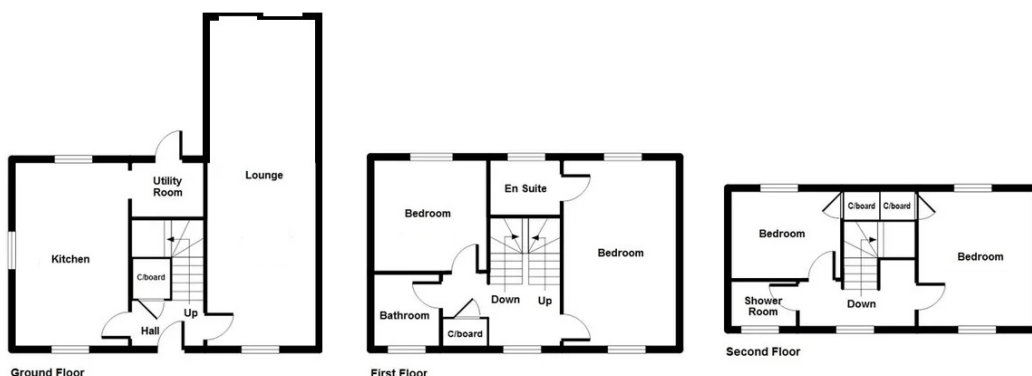
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	129 square metres

Rules on letting this property

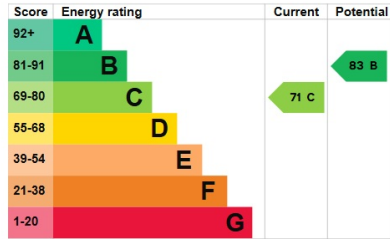
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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