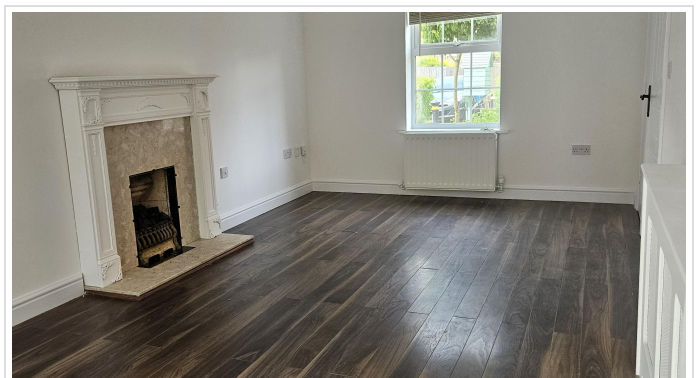


4 Bed Detached In Topaz Drive , Sittingbourne, ME10 5TP

£490,000



SHORT DESCRIPTION

Property Ref: 14841 A detached recently fully refurbished, four-bedroom family home with an additional outdoor garage that has been converted to use as a home office, located in a quiet pocket of the desirable Sonora Fields development, 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 out to a spacious large rear garden, which is mainly laid to lawn, with additional patio area. Occupants will also benefit from a separate outdoor garage conversion, perfect for those that may work from home. Upstairs boasts four generously sized double rooms, well-configured bedrooms, one with the added benefit of en-suite shower room. There is also one family sized bathroom as well as an additional bathroom. In total 3 bathrooms. Additional benefits include gas central heating, double-glazing throughout and off street parking, with a driveway for 2 cars and access to a single garage. Located well for Sittingbourne Town Centre, Sittingbourne Train Station, and road links to the A249, M2 and A2 either London or Coast-bound. The property is located within the catchment's areas of reputable primary and secondary schools. Property Type: Detached Full selling price: £490000.00 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

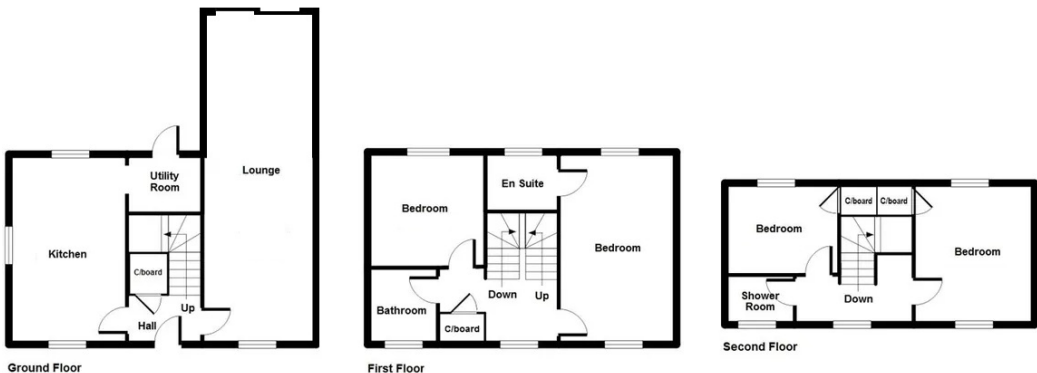
Bath Room(s)

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.



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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

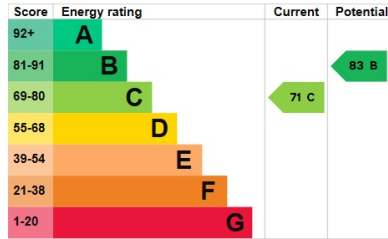
Properties can be let if they have an energy rating from A to E.

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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