



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



46 Auckland Drive, Sittingbourne, ME10 1HN

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

Freehold



46 Auckland Drive, Sittingbourne ME10 1HN

- Striking Semi-Detached Chalet Bungalow
- Four Bedrooms & Two New Bathrooms
- Renovated To An Exceptionally High Standard
- Extended & Created Stunning Loft Conversion
- Beautifully Presented With Creative Décor
- High Specification Contemporary Kitchen
- Energy Efficient Improvements Throughout
- South Easterly Facing Garden & Off Road Parking

SITUATION:

The property is surrounded by Borden nature reserve and has many outstanding schools within walking distance. It also has great access to the town centre and train station which is approx. a thirty-minute walk away.

Sittingbourne offers a good selection of shopping, leisure and recreational amenities, including a swimming pool and various golf courses nearby. The town has a mainline railway station with a connection to London Victoria in approx. one hour. The area also offers a good selection of primary and secondary schools including Borden Grammar School.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The City of Canterbury is approximately 17 miles from the property. Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers excellent leisure facilities, along with a diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high-speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.



DESCRIPTION:

A striking semi-detached chalet bungalow which has recently been extended and renovated to an exceptionally high standard with south easterly facing rear garden and off road parking.

The current owners have creatively reconfigured the property to offer 1300 sq.ft of beautifully appointed accommodation which comprises of four double bedrooms, two luxury bathrooms and a spectacular open plan living area with contemporary high specification kitchen.

The property has not only seen many aesthetic enhancements but has had a full rewire, new combination boiler installed, full loft conversion, UPVC windows and a new rear roof. This in turn has made the property exceptionally energy efficient, supported by additional insulation, double glazing, new external and internal doors and an excellent gas heating system.



The property is entered via a new composite front door which opens into an entrance hall with ceramic stone flooring, bespoke cupboards and access to the main family bathroom which has been finished with stylish tiles and shower over bathtub.

To the right of the hallway, one will find an open plan family living room with Karndean flooring laid throughout, the room has been designed offering a contemporary dark kitchen with oak worktops which integrates all main appliances including a dishwasher, fridge freezer and cooker.

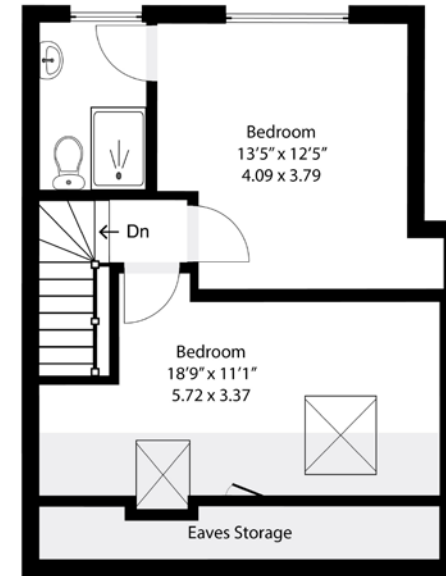
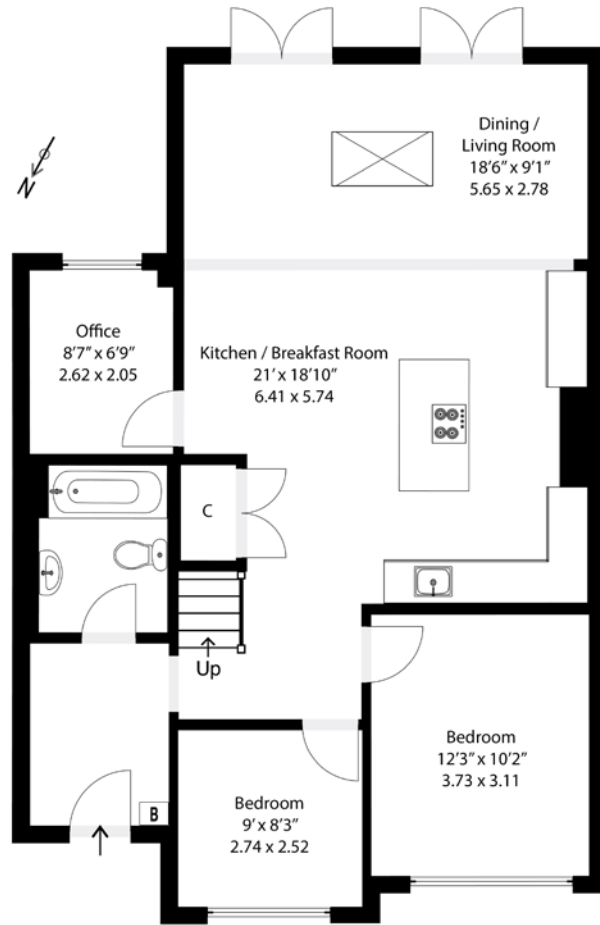
The breakfast bar/island creates some division between the cooking and dining area whilst a relaxed seating area has been arranged beneath the sky light and next to a double set of French doors which lead to the rear garden.

The ground floor is further enhanced by an office and two bedrooms which sit to the front of the property. Stairs rise to the first floor where there are two additional double bedrooms, one of which has a luxury ensuite shower room.

OUTSIDE:

The garden benefits from sunshine most of the day due to its south easterly facing position. A recently laid patio provides an area for alfresco dining whilst a lawn has been laid up to the newly appointed fence panels.

A driveway offers parking for several cars to the front of the property.



TOTAL FLOOR AREA: 1345 sq. ft (125 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

