



Freehold



81 Bluebell Drive, Sittingbourne ME10 4EN

- Double Fronted Detached Residence
- Over 1800 Sq.Ft Of Accommodation
- Five Bedrooms & Three Bathrooms
- Two Reception Rooms, Kitchen & Utility
- Smart Heating System Installed
- Envious Position & Landscaped Gardens
- Gated Driveway & Detached Garage
- Moments From Excellent Secondary Schools

SITUATION:

Bluebell Drive is situated on the edge of Sittingbourne surrounded by many popular villages there is an abundance of rural walks and cycles routes on your doorstep. The highly respected Highsted, Borden and Fulston Manor grammar and secondary schools are close by, whilst nearby Sittingbourne offers a range of shopping, leisure, and recreational amenities, including swimming pool and various golf courses nearby. Sittingbourne has recently undergone regeneration with the introduction of a new hotel, bowling, cinema and several family restaurants. The town has a mainline railway station with a regular connection to London Victoria, the high speed will also offer a direct service to London in less than 50 minutes.

Highsted Valley is a beautiful location bordering the neighbouring village of Rodmersham on the outskirts of Sittingbourne. Rodmersham is an old village dating back to 1100 AD with a beautiful village

green, where there is a primary school and a popular pub/restaurant, The Fruiterers Arms. There is also a cricket club, a squash court, gym, and a bistro café/village store.

The charming nearby market town of Faversham offers a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high speed rail link to London St. Pancras. The nearby M2 motorway gives excellent and fast access to London which is approximately 49 miles, the Cathedral City of Canterbury (approx. 16 miles away) and the Kent coast.



DESCRIPTION:

An imposing double fronted detached property situated in a peaceful, sought after location near excellent schools and local amenities.

The property was built in 2008 to an exceptionally high standard, it is configured over three floors and presents in excess of 1800 sq.ft of beautifully appointed accommodation.

The current owners have made many enhancements which include solid oak flooring in the hallway, two brand new external doors, the installation of a smart heating system and beautifully landscaped the front and rear gardens.

The property is tucked behind smart railings, and mature hedging, the front door sits central to the property and opens into a spacious hallway with cloakroom and storage cupboard.



OUTSIDE:

To the left there is a dining room whilst to the right there is a dual aspect family living room with gas fire, bay window and French doors to the patio in the rear garden.

The kitchen breakfast room has been fitted with cherry wood floor and wall units and integrates a fridge freeze, double oven, gas hob and dishwasher. The space is further enhanced by a convenient utility room which also has access to the drive.

To the first floor a galleried landing leads to three bedrooms and a well-appointed family bathroom. The main bedroom has windows at either end and has a separate dressing area with fitted wardrobes and an ensuite shower room.

Stairs ascend to the second floor where one will find a further two bedrooms and another bathroom, this floor is ideal for a teenager looking for their own space and independence..

The property is situated on a generous plot and envious position with the gated driveway to the left hand side of the property which leads to a garage with power, and lighting.

The front garden is bordered by railings and mature hedging with an attractive Magnolia tree. The walled rear garden is mainly laid to lawn with a patio area directly off the sitting room.







TOTAL FLOOR AREA: 1998 sq. ft (186 sq. m)
 HOUSE: 1837 sq. ft (171 sq. m)
 GARAGE: 161 sq. ft (15 sq. m)



EPC RATING
 TBC



COUNCIL TAX BAND
 F



GENERAL INFORMATION
 All services are mains connected

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