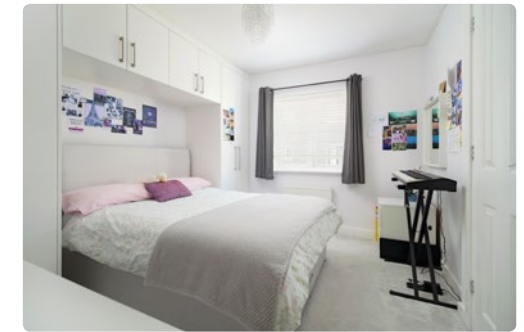




Freehold



24, Primrose Avenue, Sittingbourne, ME10 4FE

- Striking End Of Terrace Family Home
- Elegantly Presented Throughout
- Refitted Kitchen/Dining Room & Utility Area
- Three Bedrooms & Two Bathrooms
- Landscaped Rear Garden
- Garage En Bloc & Allocated Parking
- Walking Distance To Schools, Station & Town Centre
- Popular Eden Village Development

SITUATION:

Primrose Avenue forms part of the popular Eden Village development, conveniently situated within walking distance of Sittingbourne town centre, highly regarded primary and secondary schools, and the mainline railway station. Sittingbourne provides a good range of shopping, leisure, and recreational amenities, including a swimming pool and several nearby golf courses. The town benefits from a mainline railway station offering regular services to London Victoria in approximately one hour, together with high-speed services to London St Pancras in less than an hour. There is also an excellent selection of primary and secondary schools, including the highly regarded Borden and Highsted Grammar Schools.

Nearby Faversham offers a broader array of facilities, with a mix of specialist independent shops, national retailers, and a vibrant market held in the town square three times a week. The town is well known for its strong

educational provision, including the renowned QE Grammar School.

The historic City of Canterbury lies approximately 17 miles from the property and provides an extensive range of amenities, including excellent shopping and leisure facilities, a wide choice of primary and secondary schools, three universities, two hospitals, and two mainline railway stations. Canterbury is also celebrated for its diverse selection of restaurants and international eateries.

The popular seaside town of Whitstable is located approximately five miles north of Canterbury and is famed for its seafood and annual Oyster Festival, held at the vibrant harbour and picturesque quayside. The town boasts a variety of independent boutiques alongside high street names, good local primary and secondary schools, numerous restaurants, and excellent leisure facilities.



DESCRIPTION:

A beautifully presented three-bedroom end terrace residence, ideally situated within the highly regarded Eden Village development in Sittingbourne, offering well-balanced accommodation and stylish contemporary interiors throughout.

The property has been thoughtfully maintained and improved by the current owners, most notably with the addition of a refitted kitchen/dining room, creating a practical yet sociable living environment perfectly suited to modern family life.

The attractive façade is complemented by a welcoming entrance hall which leads into a generous sitting room, beautifully proportioned for both relaxing and entertaining. Large windows allow natural light to flood the space, while the neutral décor enhances the bright and airy atmosphere found throughout the home.

To the rear, the kitchen/dining room has been fitted with a range of contemporary wall and base units, complemented by ample work surfaces and integrated cooking appliances. There is plenty of room for family dining, while views over the garden further enhance the sense of space and connection to the outdoors. A separate utility room and cloakroom provide additional practicality and useful storage.

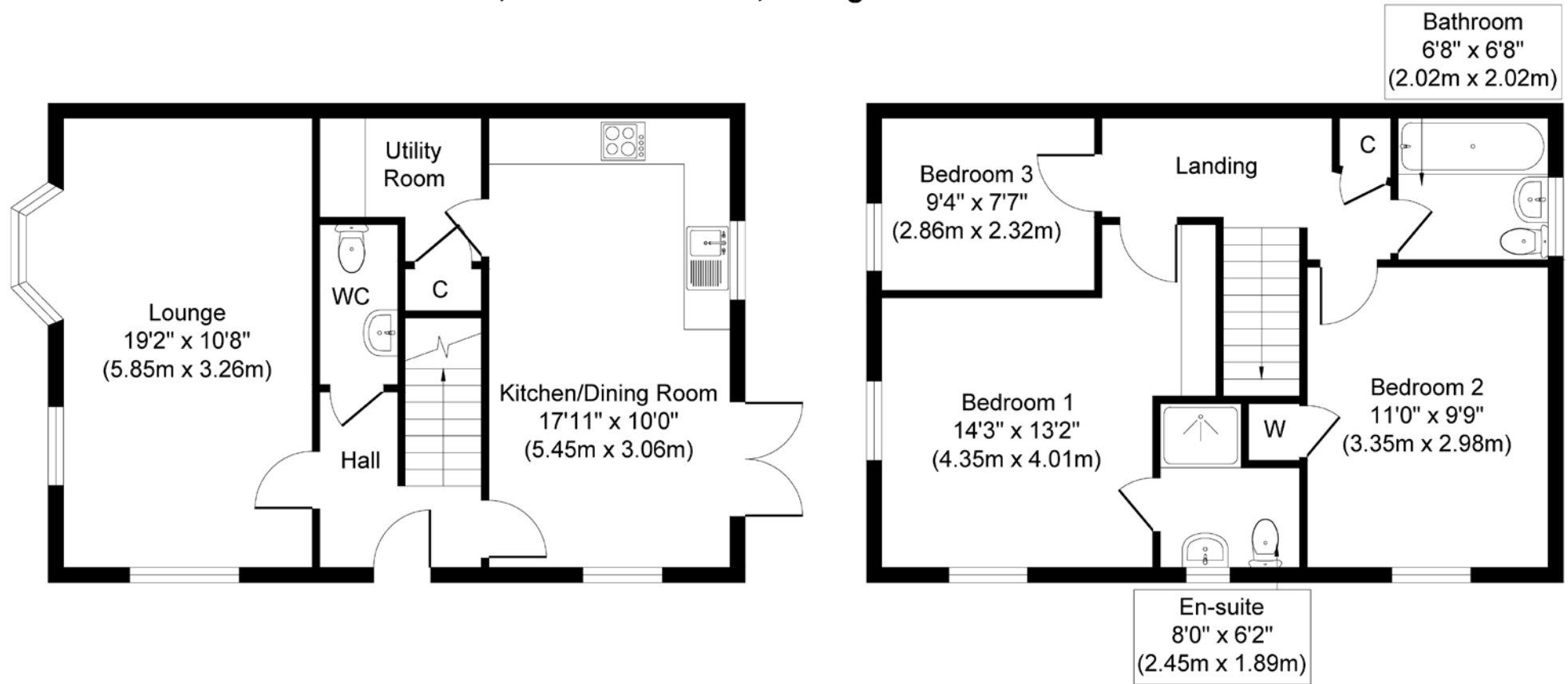
Upstairs, the first floor comprises three well-proportioned bedrooms with fitted wardrobes and a modern family bathroom. The principal bedroom benefits an en-suite shower room, whilst the remaining bedrooms offer flexibility for family living, guests, or home working.

The property has recently had a new boiler fitted with a hive smart heating system whilst the loft has been half boarded and has a ladder ideal for storage.

OUTSIDE

The rear garden has been carefully maintained and landscaped to provide an attractive and low-maintenance outdoor space. A paved seating terrace offers an ideal setting for alfresco dining and entertaining, while the remainder of the garden is laid to lawn with established planting and fenced boundaries providing privacy.

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TOTAL FLOOR AREA: 1113 sq. ft (103 sq. m)



EPC RATING
C



COUNCIL TAX BAND
D



GENERAL INFORMATION
All services are mains connected

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