



Ladyfields Close, Bobbing, Sittingbourne

Guide Price £575,000 Freehold

5 bedroom detached house for sale

Description

Situated on a lovely private and established new development in Bobbing, Sittingbourne, is this huge detached 5-bedroom family home on Ladyfields Close. The property benefits from a driveway, a double integral garage, and a large rear garden.

Inside, the modern family home is beautifully presented in modern neutral decor with contemporary fixtures and fittings and comprises a large open entrance hall, a study, a downstairs WC, two reception rooms, a kitchen/diner, a conservatory, a utility room, 5 bedrooms, two bathrooms including ensuite to master, and a WC off another bedroom.

As you enter the property you are greeted by a generous entrance hall off which is the downstairs WC, the study, and through double doors there is a long wide reception room flooded with natural light with a nice fireplace at the side. To the rear of the entrance hall is the modern kitchen/diner with a breakfast bar, and integrated double oven, and electric hob. Off the side of the living room is a further reception room which works nicely as either a second lounge or a snug, and has a door into the integral garage. Off the rear of the living room is a lovely bright conservatory with views over the garden.

Upstairs, a wide and welcoming landing wraps around the stairs and offers access to all five bedrooms and the family bathroom. The



master includes built-in wardrobe and an ensuite shower. Three more bedrooms include built-in wardrobes and one has it's own WC. The family bathroom is ideal for those busy mornings with a shower and separate bath.

Outside, the front of the house has huge kerb appeal with pillars flanking the pathway up to the front door beneath the front bedroom which thus provides some shelter as you arrive at your front door, plus there are attractive low hedges, planting beds, and two grassy areas. The pathway leads to the side access and into the rear garden. The rear garden is large and green with a decked patio area and a second stone patio area. The garden can be accessed from the conservatory, snug/second lounge, and the utility room. The garden is not overlooked and is a really nice space for family time.

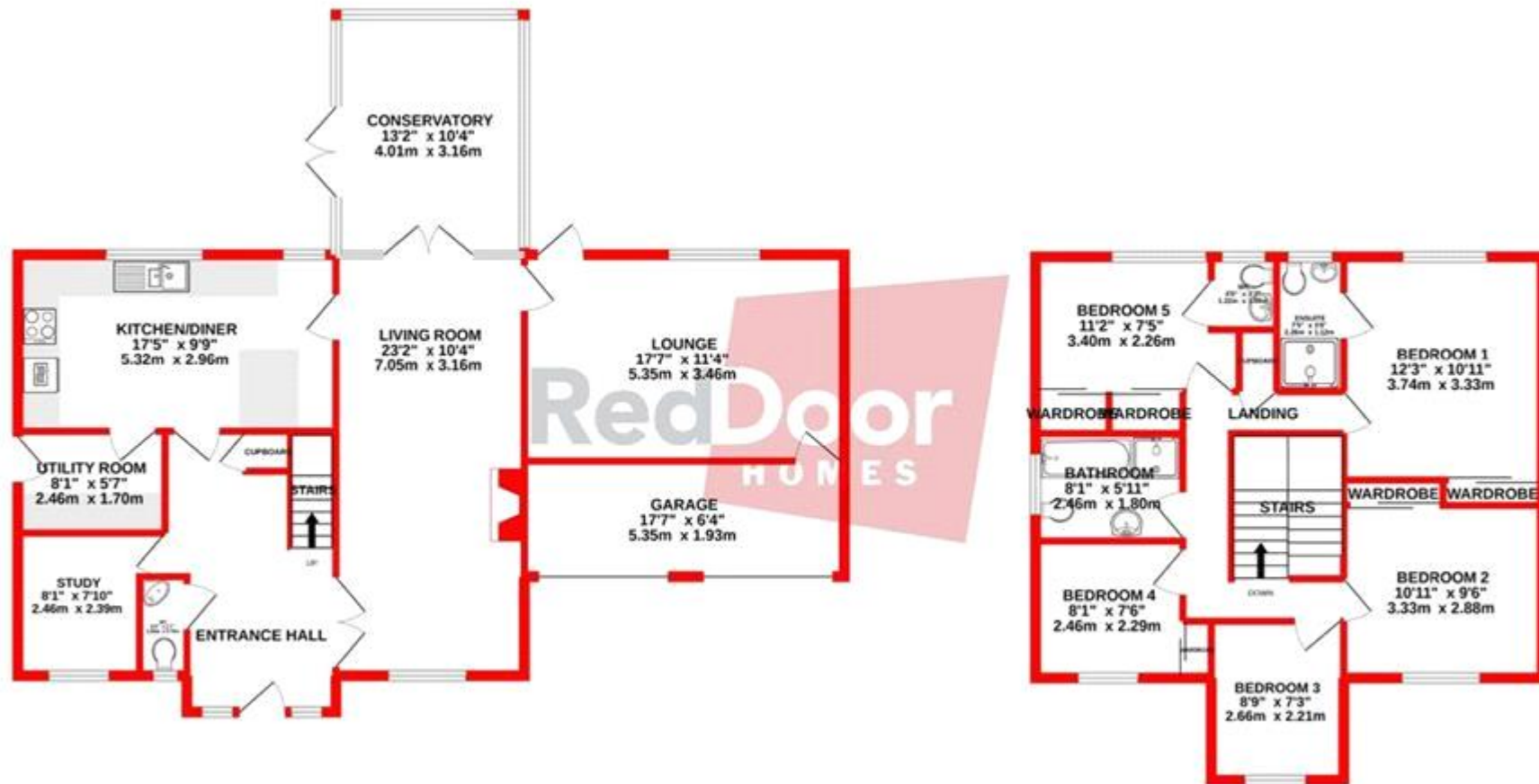
Located just off the A2 and only a stone's throw from the A249 the property is ideally situated for fast links by road linking you to the M2 and M20 for access into London or to the coast. For train commuters there is a choice of Newington (1.4 miles) and Sittingbourne (1.9 miles). Sittingbourne itself offers a variety of local services including amenities, Westlands Primary and secondary schools, a Sainsbury's, and a choice of takeaways.

Tenure

Freehold

GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.

1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1784 sq.ft. (165.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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