



20 Porcelain Close
Sittingbourne
ME10 5BZ

Offers in Excess of £450,000

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Description

Highly sought after Red Row home, built 6 years ago, at which point the present owners took occupation. They were particularly attracted to the heritage style, which depicts the classic designs of the 1930s.

This popular after development is located one mile west of Sittingbourne town centre. The well-planned accommodation extends to 1300sq ft and features 4 double bedrooms, ensuite and family bathroom, stunning kitchen / dining / family room, separate utility, through lounge and a hallway with a downstairs cloakroom.

Walled low maintenance south facing garden, detached garage, and driveway.

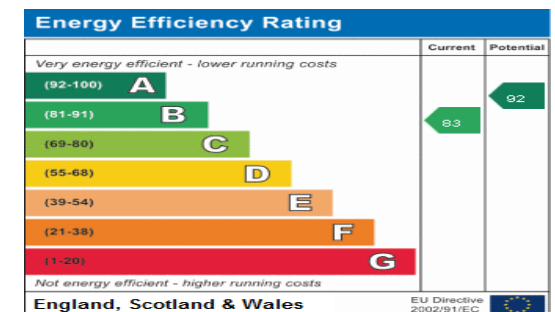
Location

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

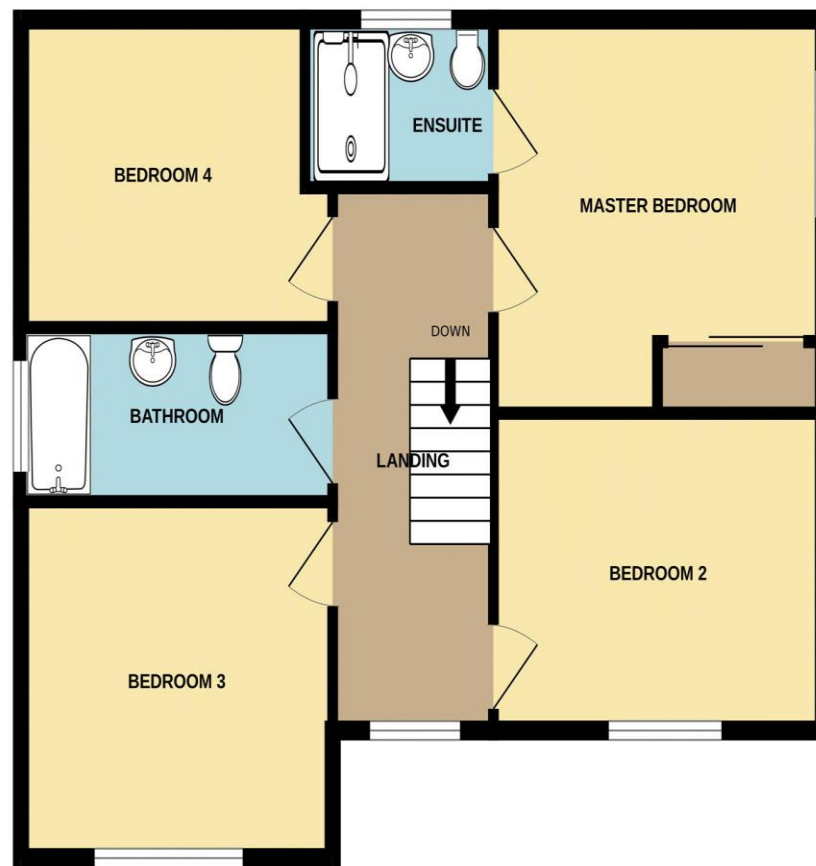


Address:
20 The Grange Close, Sittingbourne, Kent, ME10 5BZ

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.1 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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Ground Floor

Pillard Entrance Porch

Outside light and period style entrance door with diamond doorlite.

Entrance Hall

Staircase to first floor with timber balustrade and oak handrail. Radiator, under stairs storage cupboard.

Cloakroom

White contemporary suite, hung wash hand basin with mixer tap, low level WC, radiator, tiled flooring.

Through Lounge 21' 3" x 11' 8" (6.47m x 3.55m)

Double aspect windows with fitted blinds, featuring two fireside windows, period style fire surround with raised hearth, radiator.

Kitchen / Dining / Family Room 24' 11" x 11' 5" (7.59m x 3.48m)

Kitchen

White high gloss door and drawer fronts with stainless steel fittings and complimenting work surfaces. One and a half bowl stainless steel sink, four burner gas hob with extractor hood above, splashbacks, integrated dishwasher, fridge, freezer, microwave and oven. Deep pan drawers, tiled flooring, double radiator, window overlooking the rear garden.

Dining / Family Area

Tiled flooring, double aspect windows featuring double casement doors overlooking the rear garden. Picture window to side with blinds. Radiator.

Utility Room

Stainless steel sink with mixer tap, cupboards under, wall cupboard concealing gas fired boiler for heating and hot water. Plumbing for washing machine, ventilator for tumble dryer, tiled flooring. Window to side.

First Floor

Landing

Spacious landing, attractive timber balustrade with oak hand rail, built-in linen cupboard with lagged water cylinder. Feature diamond shaped window to front, matching the main entrance door.

Bedroom 1 12' 0" x 11' 8" (3.65m x 3.55m)

Built-in wardrobe cupboard with sliding doors, window to front, radiator.

Bedroom 2 11' 11" x 9' 3" (3.63m x 2.82m)

Window, radiator.

Bedroom 3 11' 6" x 9' 3" (3.50m x 2.82m)

Window, radiator.

Bedroom 4 10' 5" x 7' 3" (3.17m x 2.21m)

Window, radiator.

En-Suite

White suite, chromium plated fittings, twin shower cubicle with sliding door, hung wash basin with mixer tap, toilet, chromium plated heated towel rail, tiled splashbacks and window.

Family Bathroom

White contemporary suite, chromium plated fittings, panelled bath, mixer tap, separate shower over, shower screen. Hung wash hand basin, low level WC, heated towel rail, tiled splashbacks.

Outside

The property stands amidst a corner plot featuring a walled rear garden extending to approximately 30 ft with extensive paved patio area adjacent to house. Artificial grass area, rear pedestrian access to double length driveway providing access to a traditional garage with twin entry doors, electric light and power, overhead storage. Private driveway for 2 vehicles is in front of the garage.

Directions

Head north on the A249, continue to follow A249 and take B2006 exit towards Milton Reges / Bobbing, at the roundabout take the 3rd exit onto B2006 and then at the next roundabout take the 3rd exit onto Vellum Drive, then turn right onto Quadrille Avenue, turn right onto Porcelain Close where the property can be found on the corner of Quadrille and Porcelain.



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