



REAL ESTATE

ESTATE AGENCY : REDEFINED



## St. Michaels Close, Sittingbourne ME10 3DH

**Offers In Excess Of £280,000**

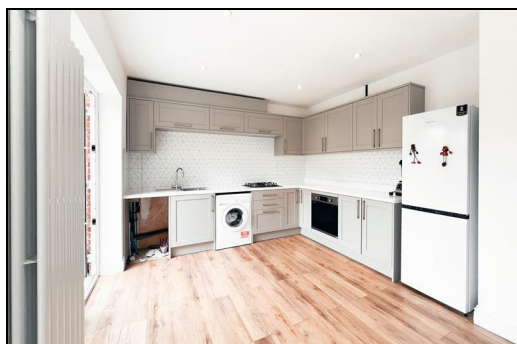
Welcome to St. Michaels Close, where contemporary living meets convenience. CR Real Estate are thrilled to introduce this exquisite brand new three-bedroom end of terraced house, ideally situated within walking distance to Sittingbourne train station.

Step inside this modern home and discover a thoughtfully designed layout. The ground floor welcomes you with an inviting entrance hall leading to a cosy lounge, perfect for unwinding after a long day. The adjacent kitchen/dining room provides a versatile space for entertaining guests, while the addition of a downstairs WC adds practicality to everyday living. Ascending to the first floor, you will find two spacious double bedrooms alongside a generously sized single bedroom or office, plus a fitted family bathroom.

Externally, the property boasts a landscaped front and rear garden connected by gated side access, offering a canvas to create your own outdoor haven.

Positioned close to the heart of Sittingbourne, you will benefit from easy access to a variety of local amenities, including shops, supermarkets, and local schools. Additionally, you are close to Sittingbourne train station which offers great connections to nearby towns and London.

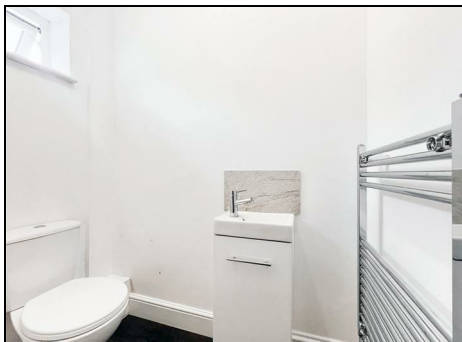
Whether you're a first-time buyer or a growing family looking to upsize, this home offers the perfect blend of modern living and urban lifestyle. Don't miss the chance to experience this house in person, book your viewing with us today and discover your new home in St. Michaels Close.



<b>WC</b>	5'09 x 2'11 (1.75m x 0.89m)
<b>Living room</b>	10 x 12'05 (3.05m x 3.78m)
<b>Kitchen Diner</b>	17'09 x 10'10 (5.41m x 3.30m)
<b>Bedroom 1</b>	10 x 12'11 (3.05m x 3.94m)
<b>Bedroom 2</b>	10'05 x 10 (3.18m x 3.05m)
<b>Bedroom 3</b>	7'03 x 6'09 (2.21m x 2.06m)
<b>Bathroom</b>	7'02 x 5'08 (2.18m x 1.73m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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