



Asking Price £325,000

Jacinth Drive, Sittingbourne

Bedrooms: 3    Living Spaces: 2    Bathrooms: 2



# Summary of Jacinth Drive

Situated within the highly sought-after Sonora Fields development, this well-maintained end of terrace home offers a fantastic blend of comfort, practicality and location – making it an ideal purchase for first-time buyers, downsizers, or families looking for more living space.

## Key Features

- Three Bedroom End of Terrace House
- Garage En Bloc & Parking
- Popular Sonora Fields Location
- En-Suite to Main Bedroom
- Conservatory & Private Rear Garden
- Great Transport Links Nearby
- Chain Free
- Ready To Move Into
- EPC Rating
- Council Tax Band D (67)



## Property Overview

Situated within the highly sought-after Sonora Fields development, this well-maintained end of terrace home offers a fantastic blend of comfort, practicality and location – making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor comprises a welcoming entrance hall with convenient W.C, leading through to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear, you'll find a well-proportioned kitchen with ample storage and worktop space, flowing seamlessly into the dining area, which in turn opens into a conservatory, creating a versatile additional living space overlooking the garden.

Upstairs, the property offers three bedrooms, including a generous main bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, all presented in good overall condition.

Externally, the property boasts a private rear garden, ideal for outdoor dining or low-maintenance enjoyment. Further benefits include allocated parking and a garage en bloc, providing excellent storage and convenience.

## About The Area

Sonora Fields is one of Sittingbourne's most popular and well-established residential developments, particularly favoured by families, first-time buyers and commuters alike. Known for its quiet, community feel, the area offers a great balance between modern living and everyday convenience.

Positioned to the northern side of Sittingbourne, Sonora Fields benefits from excellent transport links, with easy access to the A249, connecting directly to the M2 and M20, making travel towards Maidstone, Canterbury and London straightforward. Sittingbourne mainline station is also within easy reach, offering regular high-speed services to London St Pancras, ideal for commuters.

For day-to-day amenities, residents are well catered for with a selection of nearby supermarkets, local shops and convenience stores, while Sittingbourne town centre provides a wider range of retail options, restaurants and leisure facilities. The popular Eurolink Industrial Estate is also close by, offering additional employment opportunities.

Families are drawn to the area due to the range of well-regarded schools nearby, including both primary and secondary options, making it a practical long-term location.

Green spaces and walking routes are also easily accessible, with nearby parks and open areas providing opportunities for outdoor activities, dog walking and family time.

Overall, Sonora Fields offers a safe, convenient and well-connected environment, making it an excellent place to live for a wide range of buyers.

### - Lounge

4.80m x 3.30m (15'9 x 10'10)

### - Dining Room

3.20m x 2.69m (10'6 x 8'10)

### - Kitchen

3.40m x 2.79m (11'2 x 9'2)

### - Conservatory

3.10m x 3.00m (10'2 x 9'10)

### - W/C

### - Bedroom One

3.91m x 3.48m (12'10 x 11'5)

### - En-Suite

2.49m x 0.89m (8'2 x 2'11)

### - Bedroom Two

3.40m x 3.20m (11'2 x 10'6)

### - Bedroom Three

3.20m x 2.11m (10'6 x 6'11)

### - Bathroom

2.21m x 1.70m (7'3 x 5'7)

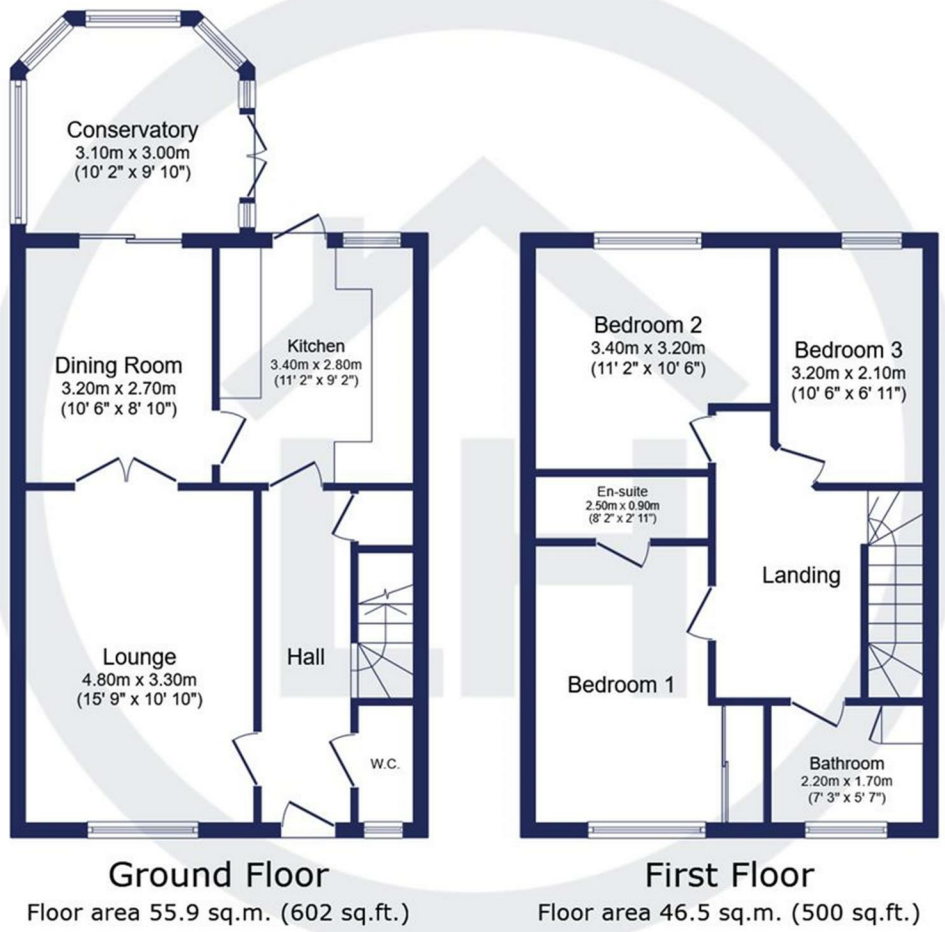
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

## - Lets Keep It Local, Lets Keep It LambornHill!



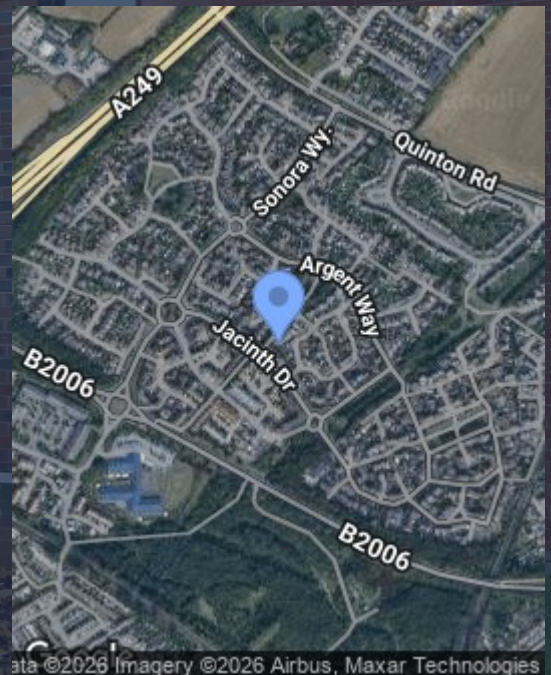


Total floor area: 102.4 sq.m. (1,102 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ  
 T: 01795 293000  
 sittingbourne@lambornhill.com  
 www.lambornhill.com

