£325,000

Salisbury Close, Sittingbourne

3 2 2

Summary of Salisbury Close

Situated in a popular residential location in Sittingbourne, Salisbury Close is a spacious and well-proportioned three-bedroom semi-detached home that offers an excellent opportunity for first-time buyers, growing families and those looking to upsize. Combining generous living accommodation with practical features and a private driveway, this attractive property is ready to move into while also offering scope to personalise over time.

Key Features

- Three-bedroom semi-detached family home
- Private driveway providing off-road parking
- Integral garage with potential for conversion
- Spacious living room ideal for relaxing and entertaining
- Three generously proportioned bedrooms
- Private rear garden perfect for families and outdoor entertaining
- Bright and airy interiors with excellent natural light throughout
- Popular residential location favoured by families and commuters alike
- EPC D (65)
- Council tax band D

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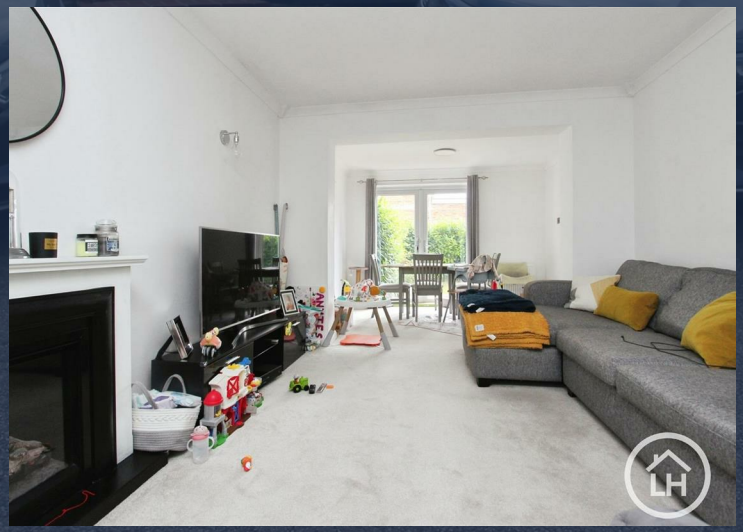
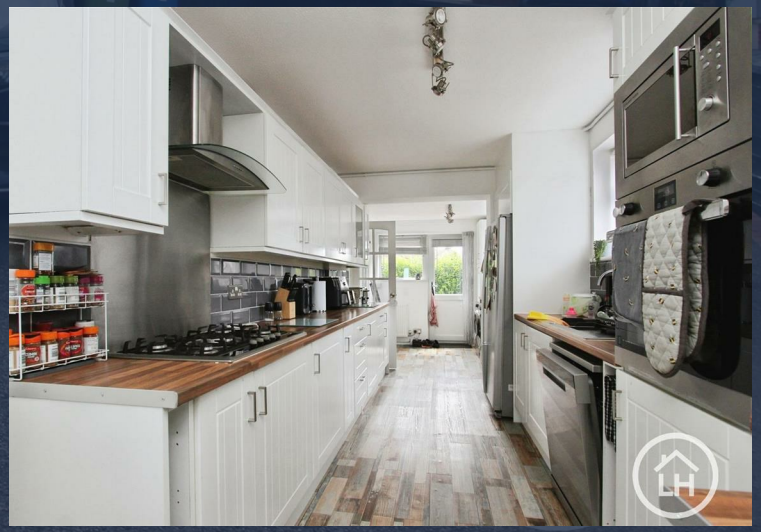




Property Overview

Upon entering the property, you are welcomed by a bright entrance hall leading to a generously sized living room, providing the perfect space to relax with family or entertain guests. A separate dining room enjoys views over and access to the rear garden, creating an ideal setting for family meals and social gatherings. The well-appointed kitchen offers an excellent range of worktop and storage space and is complemented by a separate utility room, keeping everyday household tasks neatly tucked away. A convenient ground floor cloakroom further enhances the practicality of the home.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom is a spacious double, while the second bedroom is also an excellent size, making the property perfectly suited to family living. The third bedroom offers versatility as a child's room, nursery, guest bedroom or home office. A modern family bathroom completes the first-floor accommodation.

Outside, the property benefits from a private driveway providing valuable off-road parking alongside an integral garage, offering additional storage or potential for conversion into further living accommodation, subject to the necessary planning permissions and building regulations. To the rear, the private garden provides an ideal space for children to play, outdoor dining and entertaining during the warmer months.

Extending to approximately 1,164 sq. ft. (108.1 sq. m.), this home offers exceptional space both inside and out. Conveniently located close to a range of local schools, shops, everyday amenities and excellent transport links into Sittingbourne town centre and the mainline railway station, 2 Salisbury Close is a fantastic family home that combines generous room sizes, practical living and a highly desirable location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

About The Area

Located in a well-established residential area of Sittingbourne, Salisbury Close offers the perfect balance of peaceful family living and everyday convenience. The property is ideally positioned within easy reach of a variety of local amenities, including supermarkets, independent shops, cafés and leisure facilities, ensuring everything you need is close at hand.

Families are particularly well catered for, with a selection of highly regarded primary and secondary schools nearby, making the area a popular choice for those with children of all ages. For commuters, Sittingbourne town centre and the mainline railway station are just a short distance away, providing regular high-speed services to London St Pancras, London Victoria and London Cannon Street, making travel into the capital both convenient and efficient.

The area also benefits from excellent road connections, with quick access to the A2 and M2 motorway network, linking to Maidstone, Canterbury and the wider Kent countryside. For those who enjoy spending time outdoors, there are several parks, open green spaces and countryside walks nearby, while the beautiful Kent coastline is also within easy driving distance.

Sittingbourne itself continues to grow in popularity thanks to its blend of modern amenities, strong transport links and welcoming community feel. With a range of shopping facilities, restaurants, pubs, leisure centres and recreational opportunities on your doorstep, Salisbury Close offers an excellent lifestyle for families, professionals and downsizers alike. Combining a convenient location with a friendly neighbourhood atmosphere, it is easy to see why this remains a sought-after place to call home.

Lounge

5.23m x 3.33m (17'02 x 10'11)

Kitchen

4.67m x 2.44m (15'04 x 8)

Utility Area

2.44m x 2.44m (8 x 8)

Dining Area

3.25m x 2.64m (10'08 x 8'08)

Bedroom One

3.40m x 3.30m (11'02 x 10'10)

Bedroom Two

4.01m x 2.36m (13'02 x 7'09)

Bedroom Three

3.40m x 2.59m (11'02 x 8'06)

Garage

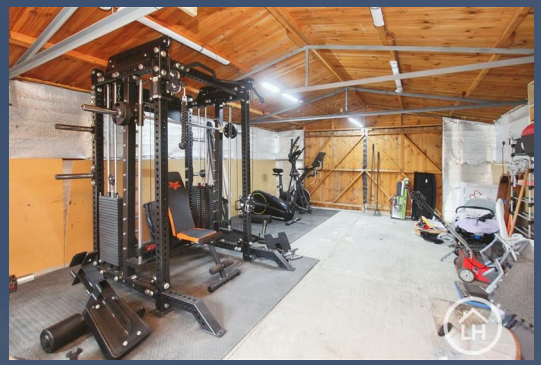
3.35m x 2.13m (11 x 7)

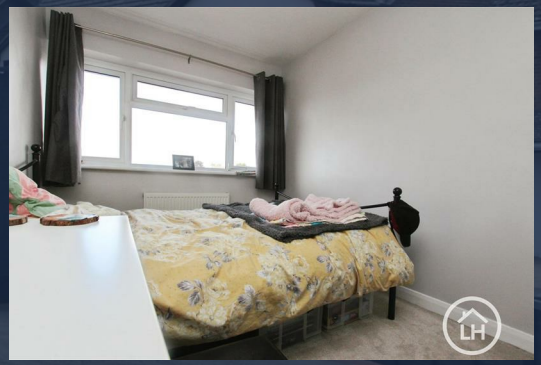
About LambornHill

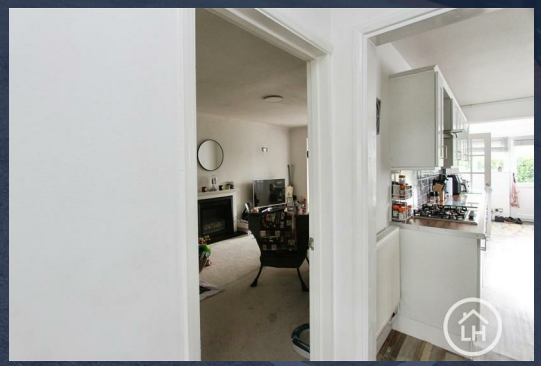
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

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.

-Let's Keep It Local, Let's Keep It LambornHill







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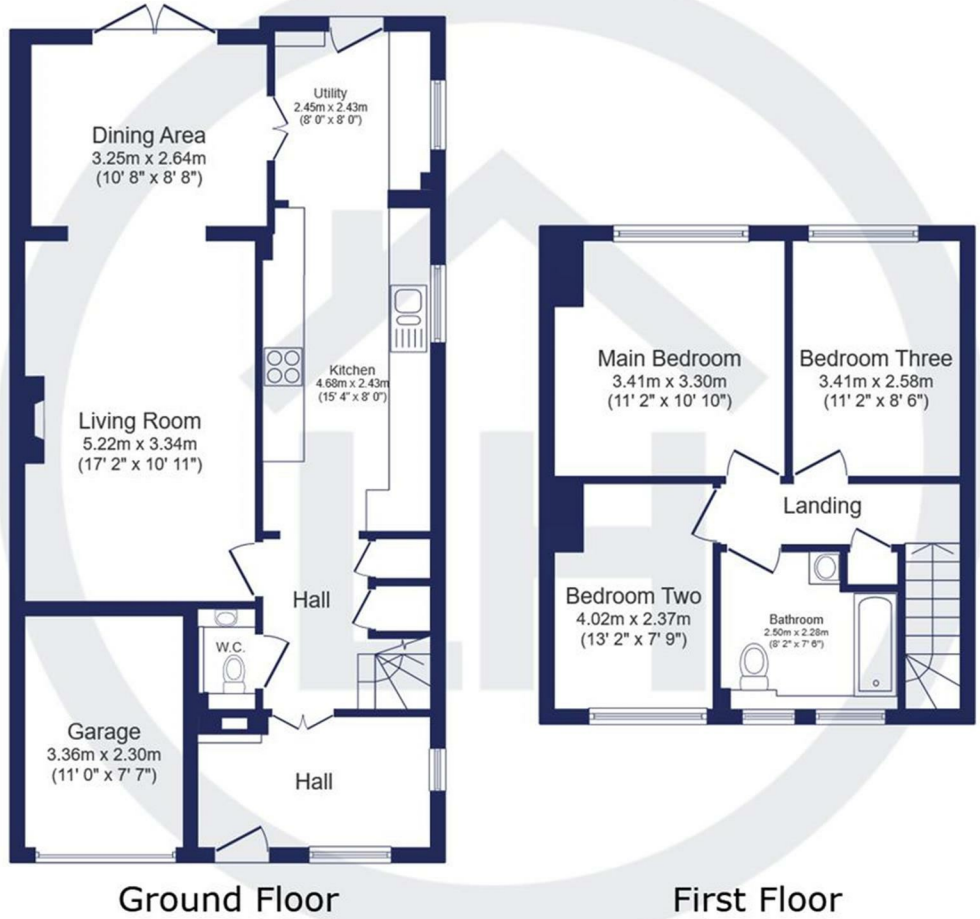

Ground Floor First Floor

Total floor area: 108.1 sq.m. (1,164 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

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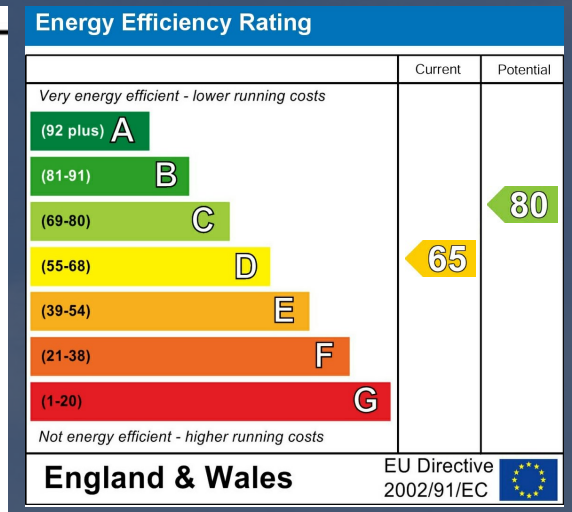

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