



Balas Drive, Sittingbourne

Asking Price £585,000



Key Features

- **Four Bedroom Detached House**
- **Rare Full-Width Conservatory**
- **Four Generous Bedrooms**
- **Parking for 2-3 Cars & a Double Garage**
- **Dedicated Study Room**
- **Separate Lounge & Dining Room**
- **Utility Room, 2 Bathrooms & 1 Cloakroom**
- **Strong School Catchment Area**
- **Council Tax Band F**
- **EPC Awaited**



Property Summary

A rare opportunity on Balas Drive, this deceptively spacious family home stands out thanks to its full-width conservatory, two-tier garden, and off-road parking for up to three vehicles. With four bedrooms, two reception rooms, and a modern layout ideal for growing families, this is the upgrade you've been waiting for.



Property Overview

Set in the heart of the popular Sonora Fields development, Balas Drive offers the perfect balance of practicality and space for the busy family. A wide private driveway welcomes you with parking for two to three vehicles, further bolstered by a double garage complete with an electric door and side access from the garden.

Inside, you're greeted by a generous entrance hall connecting to a bay-fronted lounge, ideal for cosy evenings, and a separate dining room perfect for hosting family gatherings. A central study provides all-important work-from-home flexibility, while the utility room, WC, and a spacious, well-equipped kitchen round out the practical downstairs living areas.

The standout feature of this home is undoubtedly the 8m+ conservatory stretching the full width of the property. This bright and airy extension is a genuine suntrap in the summer and serves as a flexible space for a playroom, garden lounge, or second sitting room.

Upstairs, four well-sized bedrooms offer plenty of room to grow. Bedrooms one and two span excellent proportions, with bedroom one boasting an en-suite that rivals many family bathrooms. Bedroom three is a comfortable double, while bedroom four, though on the smallest, is just under a double room, perfectly completes the sleeping accommodation with great versatility for guests or younger family members.

Outside, the two-tiered garden offers real depth. A lower paved terrace flows directly from the conservatory, perfect for entertaining, while the upper lawned tier provides an excellent space for play or relaxation. To the side, an additional private area could be used as a second garden zone, storage area, or even a pet run, rarely seen on similar homes.

This home is in turnkey condition, with the option to personalise over time. But it's the conservatory, double garage, and well-balanced layout that truly set this property apart, a home that works hard for a modern family lifestyle.

About The Area

Perfectly placed for a modern lifestyle, Sonora Fields combines the convenience of urban amenities with excellent commuter connections, all in a well-maintained, community-focused setting.

Located just off the A249, this sought-after development offers direct access to both the M2 and M20 motorways, making journeys to London, Maidstone, and the Kent coast refreshingly straightforward. For rail commuters, Sittingbourne Station is just a short drive or bus ride away, offering regular services to London Victoria, St Pancras, and beyond.

Day-to-day essentials are within easy reach. The development itself includes a Co-op supermarket, pharmacy, doctors' surgery, and even a popular local restaurant/pub, making it easy to stay local during the week. Larger supermarkets, retail parks, and the town centre's shopping and leisure offerings are just a few minutes away by car.

Families and future-planners will also appreciate the access to well-rated local schools such as Grove Park Primary and Westlands Secondary, as well as nearby green spaces for weekend walks or outdoor exercise.

Whether you're commuting, working from home, or simply looking for a location that keeps life streamlined and connected, Jacinth Drive puts you in a strong position, both practically and lifestyle-wise.

• Lounge

15'6 x 12'1

• Dining Room

12'2 x 12'12

• Study

7'5 x 6'9

• W/C

• Kitchen

15' x 13'1

• Utility Room

6'2 x 4'10

• Conservatory

26'5 x 11'3

• Bedroom One

15'0 x 12'2

• En-Suite

12'0 x 5'0

• Bedroom Two

14'2 x 10'

• Bedroom Three

10'8 x 9'9

• Bedroom Four

9'9 x 9'5

• Bathroom

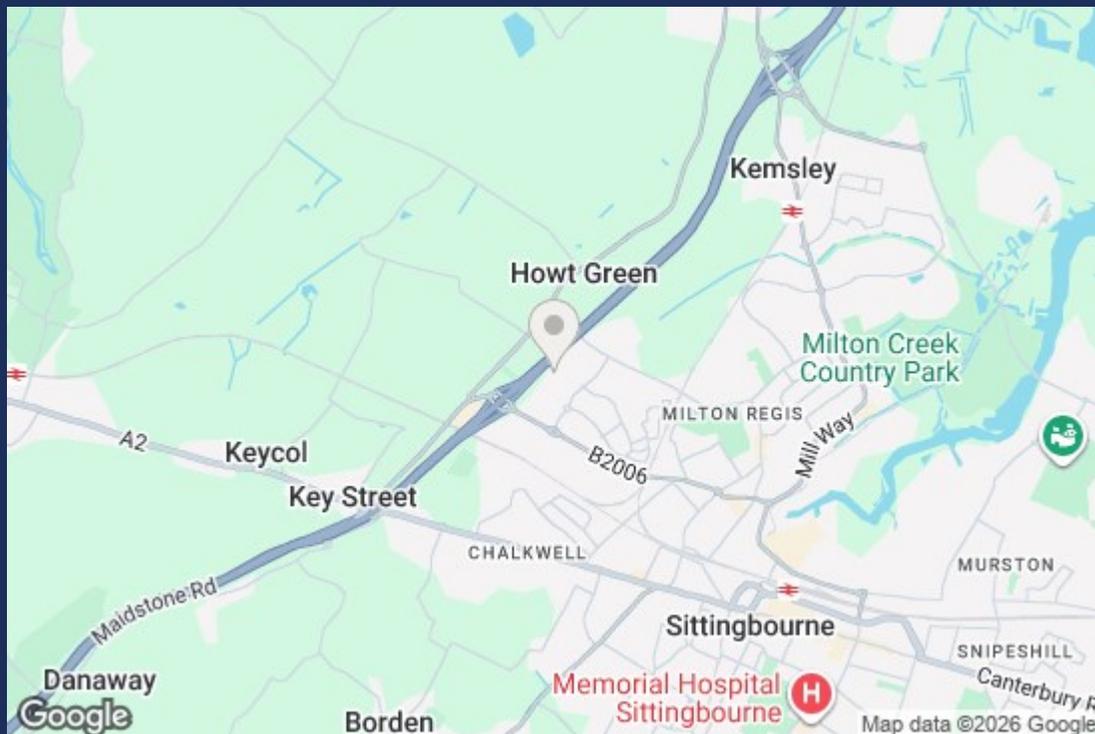
• Double Garage

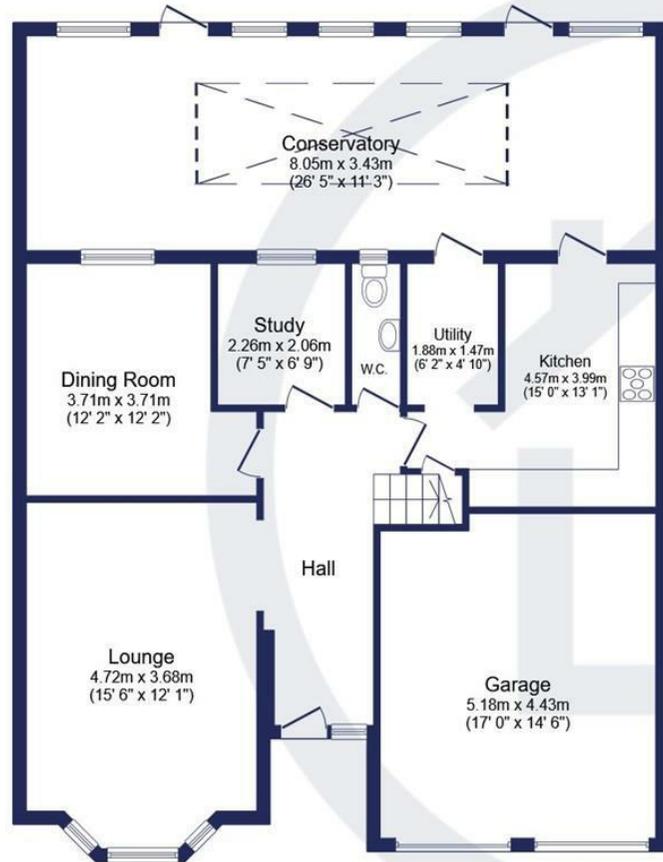
About LambornHill

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.

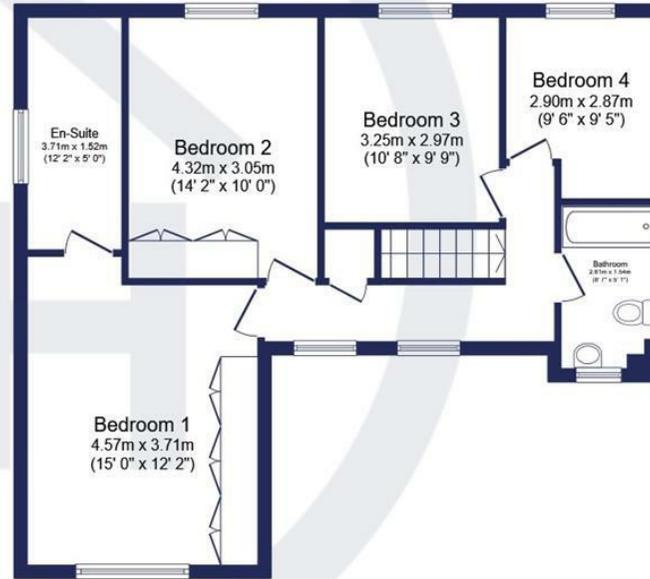
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Ground Floor

Floor area 125.4 sq.m. (1,350 sq.ft.)



First Floor

Floor area 66.2 sq.m. (713 sq.ft.)

Total floor area: 191.6 sq.m. (2,062 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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