

Offers Over £275,000

Diamond Close, Sittingbourne

2 1 2

Summary of Diamond Close

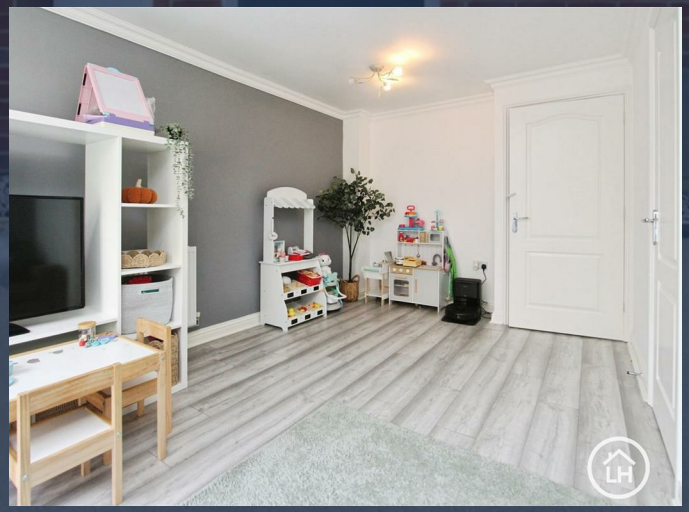
Well presented throughout • Allocated parking • Garage • Spacious lounge • Two well-proportioned bedrooms • Downstairs WC • Fitted kitchen • Ready to move into • Practical low-maintenance home • Ideal first-time buy

Key Features

- Two-bedroom terraced home
- Well-presented throughout
- Spacious and comfortable lounge
- Convenient ground-floor WC
- Two well-proportioned bedrooms
- Ideal for first-time buyers, couples or those seeking a low-maintenance home
- Allocated parking and garage included
- Convenient base for accessing local amenities and transport links
- EPC B (81)
- Council tax band C

LambornHill







Property Overview

The ground floor features a spacious lounge/diner, offering a versatile area for both relaxing and entertaining, with French doors opening directly onto the rear garden and creating a natural connection between the indoor and outdoor living spaces. A separate fitted kitchen provides a practical space for everyday cooking, while a ground-floor WC adds further convenience.

Upstairs, the property offers two generously proportioned bedrooms, providing flexibility for couples, guests or those working from home, alongside a family bathroom. The accommodation is designed to be both comfortable and easy to maintain, making it well suited to modern everyday living.

Outside, the fully enclosed rear garden provides a low-maintenance and enjoyable outdoor space, combining a patio area with artificial grass and planted borders. There is room for a BBQ and small table and chairs, while a rear gate provides convenient access. The property also benefits from a garage located close to the home, providing valuable additional storage, together with an allocated parking space directly in front of the garage.

Offering a combination of comfortable living accommodation, a low-maintenance garden, garage and allocated parking, this attractive home is an excellent choice for those seeking a ready-to-move-into property with practical features throughout. The property is freehold, with an annual charge of £438.40, the nature and scope of which should be confirmed by the selling agent.

About The Area

Set within the popular Sonora Fields development in Sittingbourne, this property is well placed for convenient everyday living, with a range of local amenities and transport links within easy reach. The development provides a modern residential setting, while Sittingbourne town centre offers a variety of shops, cafés, restaurants and everyday services. For commuters, the area benefits from convenient access to the A249 and A2, providing useful connections towards the wider Kent road network. Sittingbourne railway station also provides regular services towards London and other destinations, making the location well suited to those balancing home life with commuting. With local amenities, transport links and established residential surroundings all close by, the area offers a practical and well-connected setting for modern living.

Lounge

4.90m x 3.91m (16'01 x 12'10)

Kitchen

2.39m x 1.80m (7'10 x 5'11)

Bedroom One

3.91m x 2.69m (12'10 x 8'10)

Bedroom Two

3.91m x 2.69m (12'10 x 8'10)

Bathroom

1.91m x 1.60m (6'3 x 5'3)

About LambornHill

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

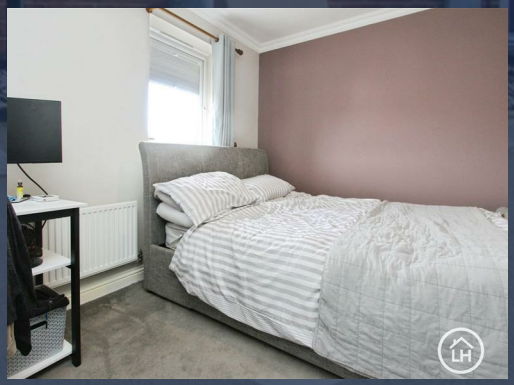
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust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

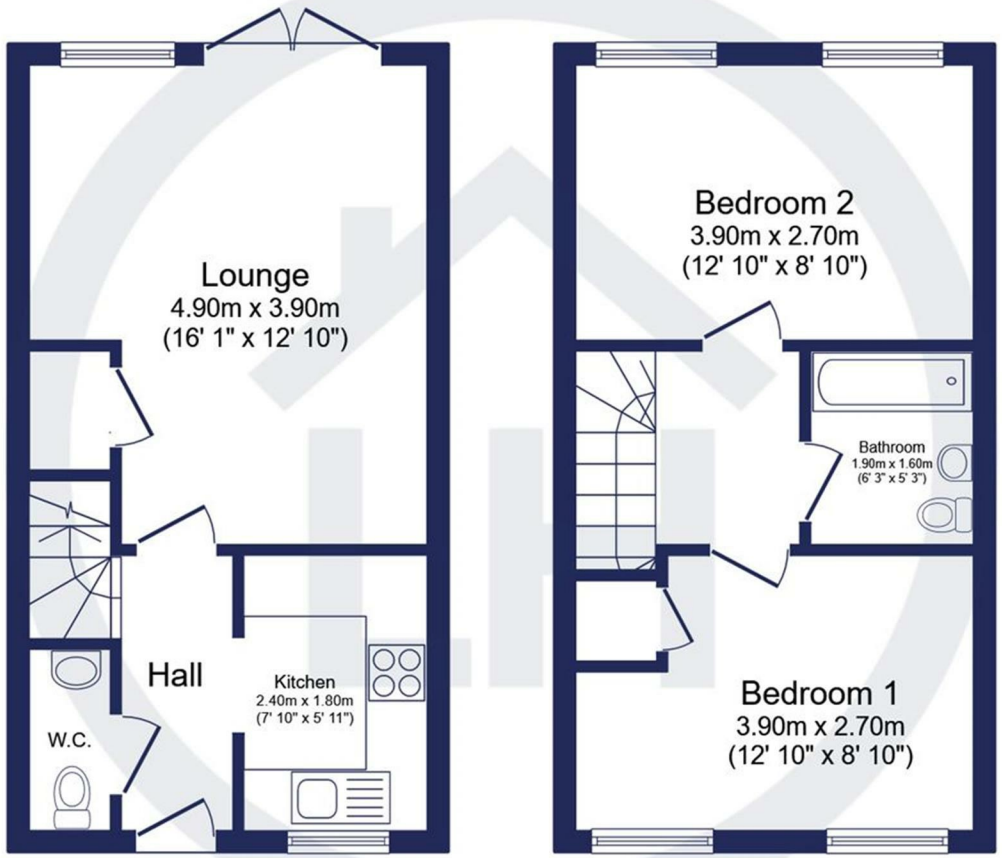
LambornHill







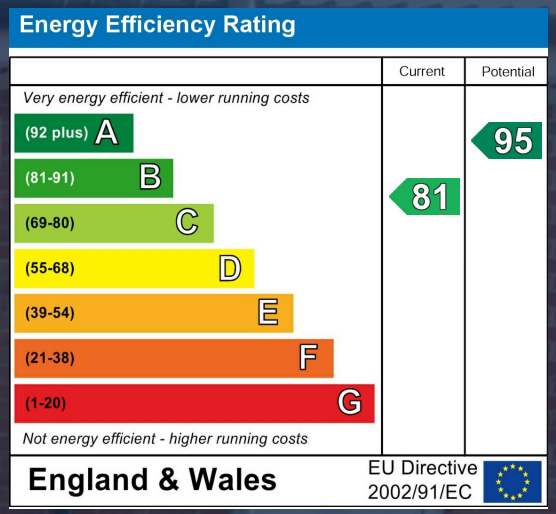


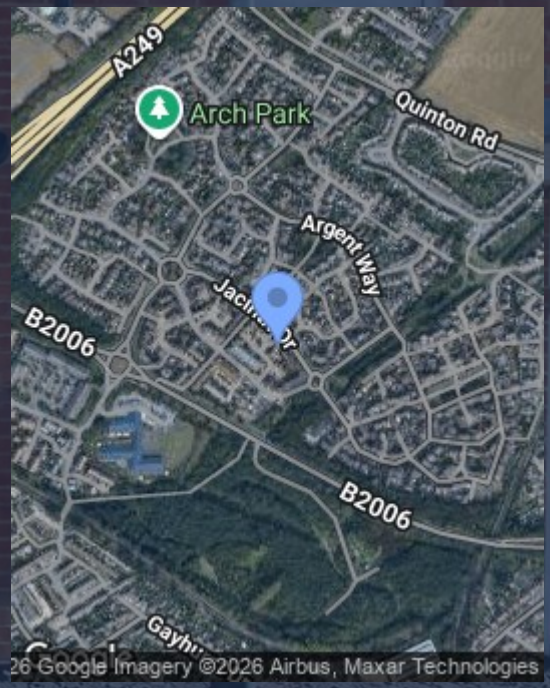


Total floor area: 58.5 sq.m. (630 sq.ft.)

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

LambornHill





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.

Unit 6, Parkwood Green Shopping Centre Long Catlis Road,
Rainham, ME8 9PN
T: 01634 912700
rainham@lambornhill.com
www.lambornhill.com

LambornHill