

Offers Over £385,000

Cambria Crescent, Sittingbourne

3 1 3

Summary of Cambria Crescent

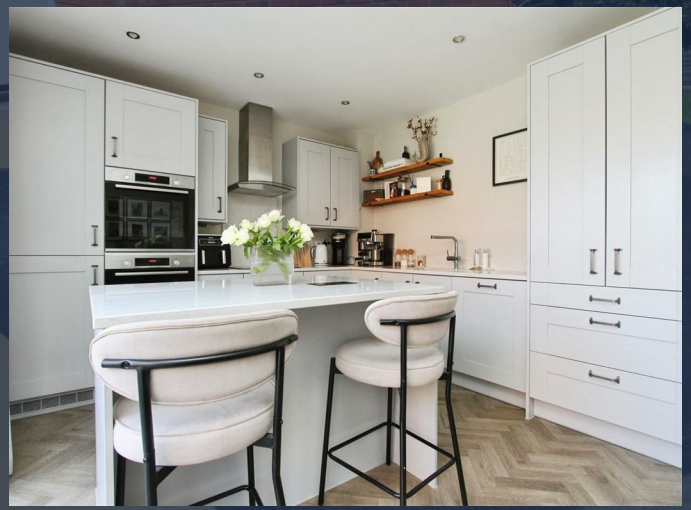
Immaculately presented throughout • High-spec upgraded kitchen/diner • Driveway parking • New-build warranty remaining • Principal bedroom with en-suite • Stylish landscaped garden • Separate lounge • Beautiful contemporary interiors • Downstairs WC • Popular modern development

Key Features

- Immaculately Presented Throughout
- High-Spec Upgraded Kitchen/Diner
- New-Build Warranty Remaining
- Driveway Parking
- Principal Bedroom with En-Suite
- Stylish Landscaped Rear Garden
- Separate Contemporary Lounge
- Beautifully Upgraded Interiors
- EPC Grade
- Council Tax Band D

LambornHill







Property Overview

From the moment you enter, the attention to detail is immediately apparent. The hallway has been finished with attractive herringbone-style flooring, decorative wall mouldings and contemporary detailing, setting the tone for the rest of the home. The separate lounge is equally well presented, with a striking panelled feature wall and a bright front-facing aspect.

The standout space is undoubtedly the kitchen/diner. Extending to approximately 18ft, it has been upgraded to an excellent specification with a stylish fitted kitchen, extensive storage, integrated appliances and a substantial central island providing additional preparation and entertaining space. There is ample room for a dining table, while wide doors open directly onto the rear garden, creating a fantastic everyday family and social space.

Upstairs are three bedrooms, including a generous principal bedroom with its own en-suite shower room, alongside a contemporary family bathroom. The remaining bedrooms provide excellent flexibility for children, guests or home working, with the current third bedroom demonstrating how well the space works as a dedicated office.

Outside, the rear garden has been designed with ease of maintenance in mind, combining a generous patio with artificial lawn to create a smart space for entertaining and relaxing. To the front, the property benefits from driveway parking.

The result is a genuinely turn-key home offering the benefits of a relatively new property without the compromises of a basic developer finish.

About The Area

Cambria Crescent forms part of a modern residential development on the southern side of Sittingbourne, offering a family-friendly setting while remaining conveniently placed for the town and surrounding road network.

Sittingbourne provides an extensive range of everyday amenities including supermarkets, shops, cafés, restaurants, leisure facilities and schools, with the town centre and mainline railway station offering further convenience for commuters.

The location is also well placed for road travel, with access towards the A2, A249 and M2 connecting Sittingbourne with Maidstone, Medway and the wider Kent area. Nearby open spaces and established walking routes provide opportunities to get outdoors, while the modern development itself offers a pleasant residential environment particularly well suited to families and professionals.

Lounge

4.83m x 3.30m (15'10 x 10'10)

Kitchen / Diner

5.51m x 3.45m (18'1 x 11'4)

W/C

0.86m x 1.73m (2'10 x 5'8)

Bedroom One

3.45m x 3.40m (11'4 x 11'2)

En-Suite

2.24m x 1.24m (7'4 x 4'1)

Bedroom Two

3.56m x 2.79m (11'8 x 9'2)

Bedroom Three

2.64m x 1.96m (8'8 x 6'5)

Bathroom

1.98m x 1.68m (6'6 x 5'6)

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.

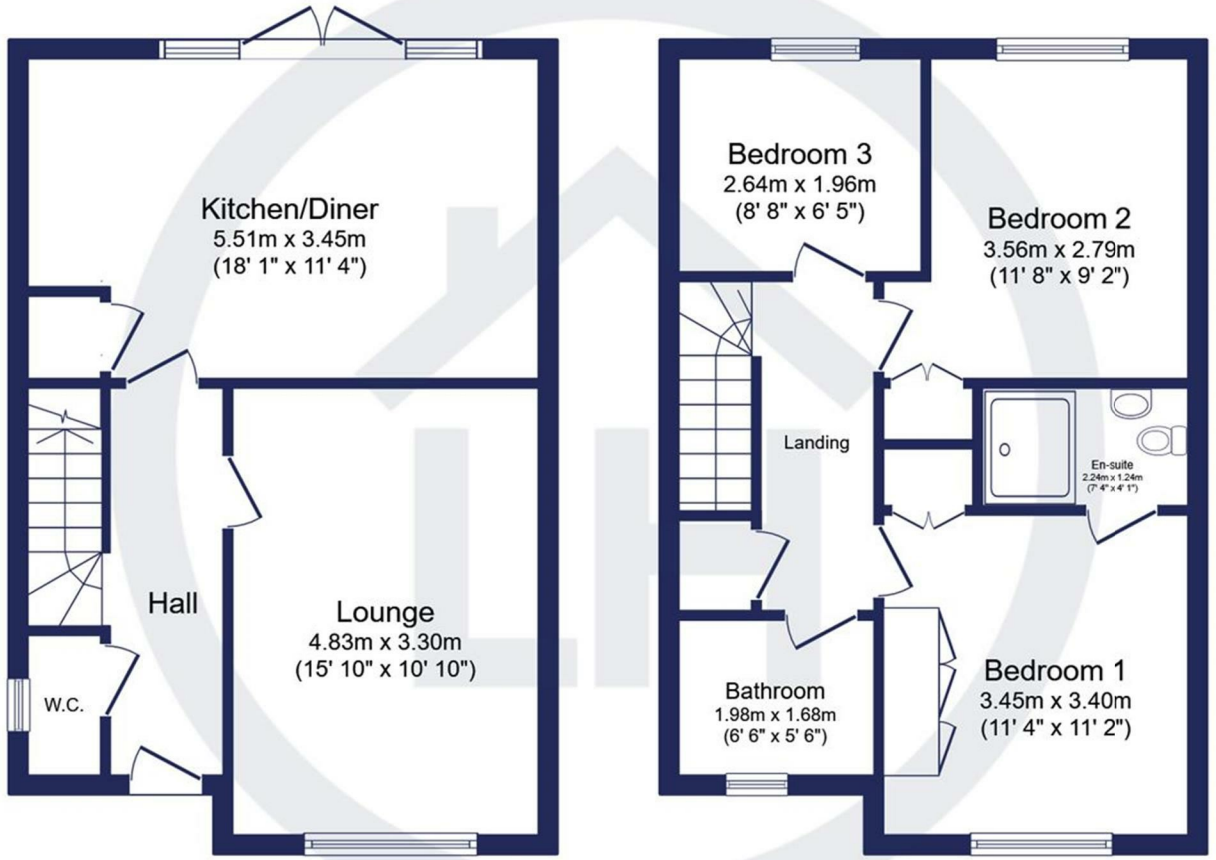
LambornHill







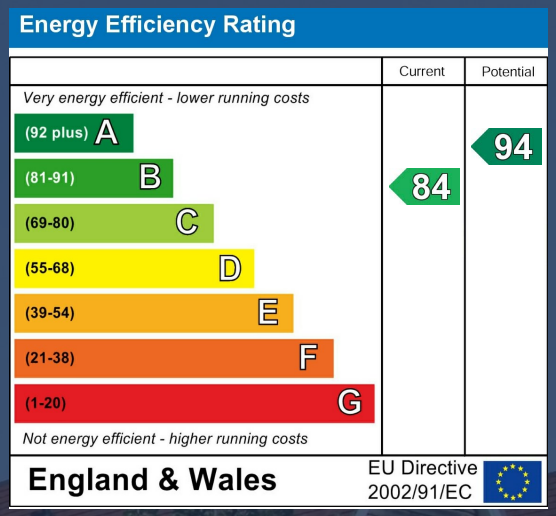


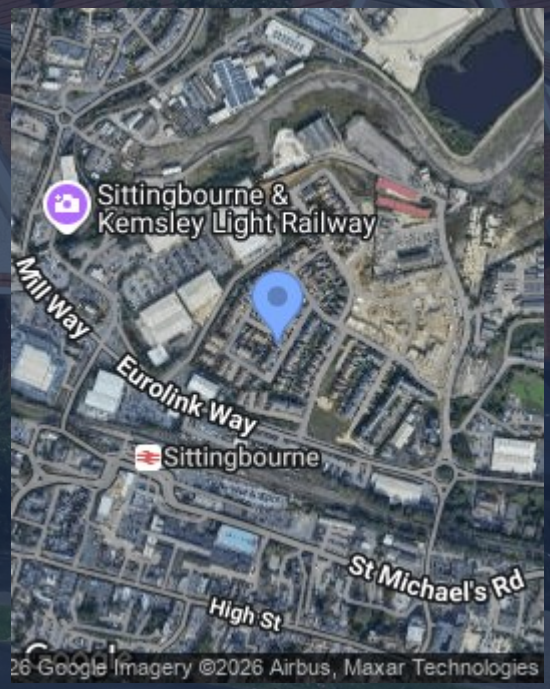


Total floor area: 89.5 sq.m. (964 sq.ft.)

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