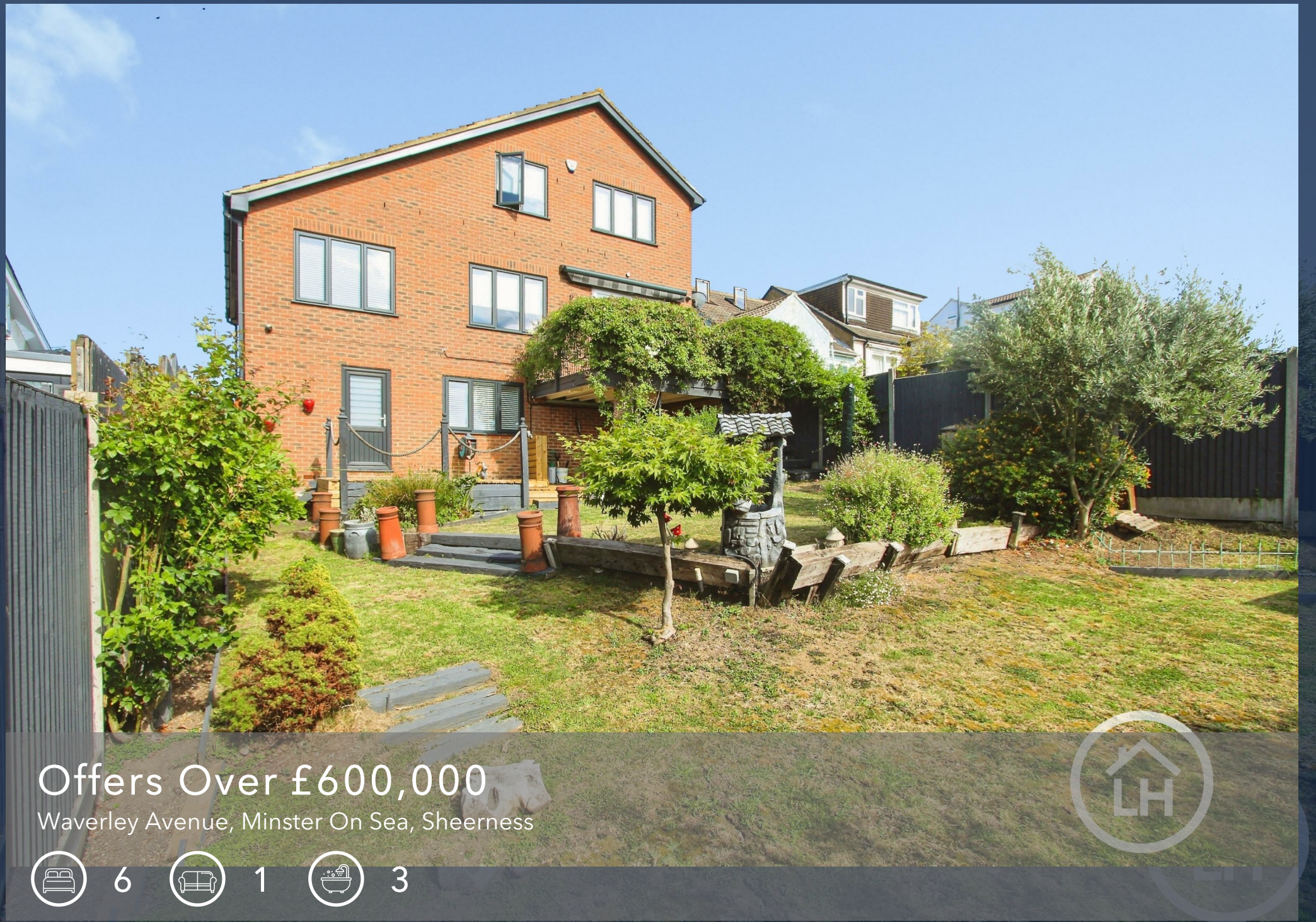


Offers Over £600,000

Waverley Avenue, Minster On Sea, Sheerness

6 1 3

Summary of Waverley Avenue

Exceptional detached family home • Beautifully presented throughout • Versatile three-storey accommodation • Six well-proportioned bedrooms • Stunning lounge • Dedicated games room • Private balcony • Garage • Generous rear garden • Sought-after Minster-on-Sea location

Key Features

- Over 2,220 sq. ft. of accommodation
- Beautifully presented throughout
- Five / Six generous bedrooms
- Principal bedroom with en-suite
- Stunning 20ft dual-aspect lounge
- Two En-suites and a walking wardrobe
- Balcony with elevated outlook
- Garage and extensive driveway
- EPC Grade awaited
- Council Tax Band E

LambornHill







Property Overview

Occupying an elevated position within one of Minster-on-Sea's most desirable residential roads, this beautifully presented detached family home offers an impressive 2,220 sq. ft. of exceptionally versatile accommodation, perfectly suited to modern family living.

Entry is via the ground floor, where a welcoming entrance hall immediately sets the tone for the generous proportions found throughout the property. The stunning dual-aspect lounge stretches over 20 feet in length, creating a wonderful space to relax, whilst sliding doors open onto a private balcony, allowing you to enjoy elevated views across the surrounding area.

The separate dining room provides an elegant setting for entertaining, while the spacious fitted kitchen offers an abundance of worktop space, storage and room for the whole family. A practical utility room and convenient ground floor cloakroom further enhance the functionality of this level. Also found on the ground floor is an additional double bedroom, ideal for guests, multi-generational living or a dedicated home office.

The first floor continues to impress with three further well-proportioned bedrooms. Bedroom Two, benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Each room is beautifully presented, offering bright and comfortable accommodation throughout.

One of the standout features of this home is the substantial lower ground floor. Offering a fantastic games room alongside an additional large room serving as the principal bedroom, with its own en-suite and walk in wardrobe, which provides incredible flexibility. Whether utilised as independent accommodation for a teenager or relative, a home business, cinema room, gym or hobby space, it offers buyers an abundance of options to tailor the home to their lifestyle. Direct internal access to the garage completes this floor. One of the standout features of this home is the substantial lower ground floor. Offering a fantastic games room alongside an additional large room serving as the principal bedroom, with its own en-suite and walk in wardrobe

Externally, the property enjoys a generous rear garden with a combination of lawn and established planting, creating a peaceful outdoor retreat ideal for entertaining or family life. The raised balcony provides the perfect place to enjoy a morning coffee or evening drink overlooking the garden below. To the front, a large driveway provides ample off-road parking alongside the integral garage.

Beautifully maintained throughout and offering a truly unique layout rarely found on the market, this outstanding home presents an exceptional opportunity for families seeking space, flexibility and a home ready to move straight into.

About The Area

Situated on the highly regarded Waverley Avenue in Minster-on-Sea, the property enjoys a fantastic position within easy reach of local shops, highly regarded schools, cafés and everyday amenities.

The beautiful beaches and seafront are only a short distance away, offering scenic coastal walks and leisure opportunities, while nearby Sheerness provides a wider range of shopping facilities and mainline rail services with connections towards London. Excellent road links also make travelling across the Isle of Sheppey and into mainland Kent straightforward.

.

Dining Room / Bedroom Six

4.24m x 3.02m (13'11 x 9'11)

Lounge

6.22m x 4.27m (20'5 x 14'00)
Balcony

Kitchen / Diner

5.00m x 3.40m (16'5 x 11'2)

Utility Room

2.31m x 2.79m (7'7 x 9'2)

W/C

0.84m x 2.08m (2'9 x 6'10)

Bedroom One

5.49m x 3.33m (18'0 x 10'11)
Walk-In-Wardrobe - 6'10 x 5'3
En-Suite - 9'10 x 9'7

Bedroom Two

3.71m x 3.00m (12'2 x 9'10)
En-Suite - 3'9" x 6'8"

Bedroom Three

3.07m x 4.24m (10'1 x 13'11)

Bedroom Four

3.33m x 3.02m (10'11 x 9'11)

Bedroom Five

2.11m x 3.30m (6'11 x 10'10)

Garage

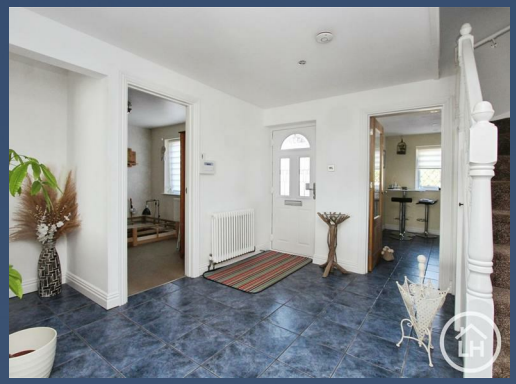
About LambornHill

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.

- Lets Keep It Local, Lets Keep It LambornHill

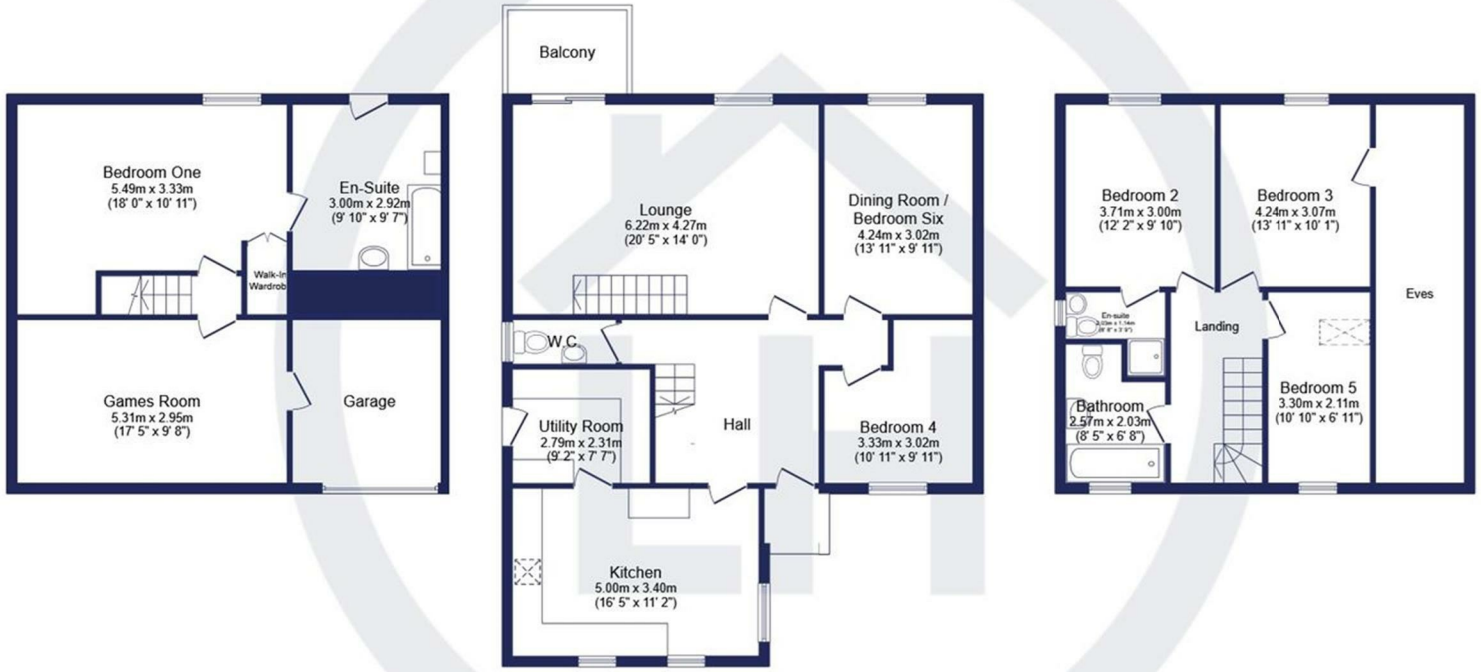
LambornHill







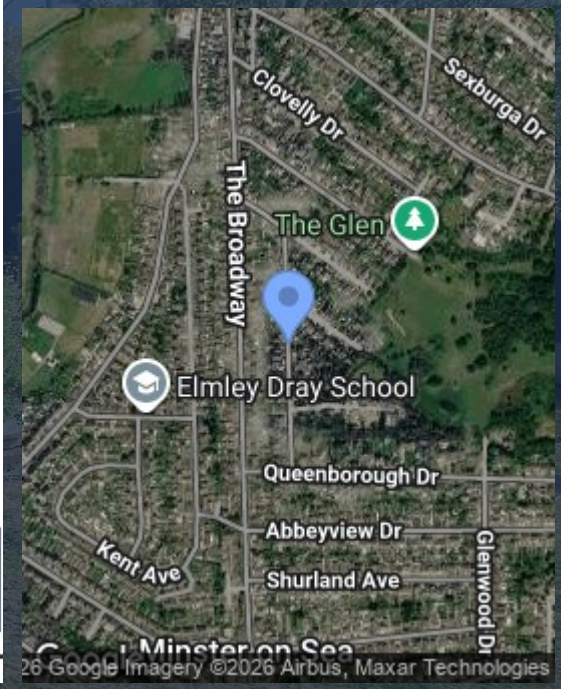


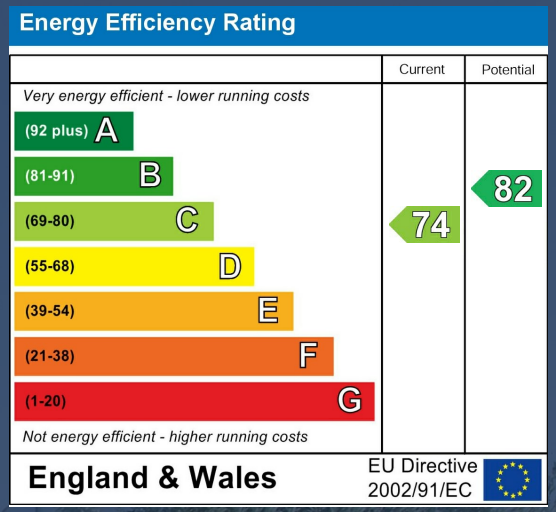


Total floor area: 206.6 sq.m. (2,224 sq.ft.)

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