



**Guide Price**  
**£300,000**

**Freehold**

3x  2x  1x 

**Papyrus Drive,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Set in a quiet residential cul-de-sac
- 2 off road parking spaces to the front of property
- En-suite shower room to bedroom 1
- Built in 2016 this development has been proven to be very popular
- Perfect for commuters with close access to A249 and links to M2 and M20 motorways

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Kitchen/Diner: 13'6 x 8'1 (4.12m x 2.47m)  
 Lounge: 16'3 x 11'4 (4.96m x 3.46m)

### FIRST FLOOR

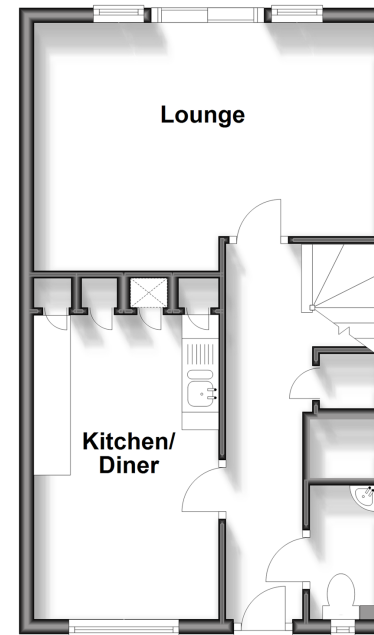
Landing  
 Bedroom 1: 12'0 x 10'6 (3.66m x 3.20m)  
 En-Suite Shower Room  
 Bedroom 2: 11'9 x 9'4 (3.58m x 2.85m)  
 Bedroom 3: 9'4 x 8'9 (2.85m x 2.67m)  
 Bathroom

### OUTSIDE

Off Road Parking  
 Rear Garden

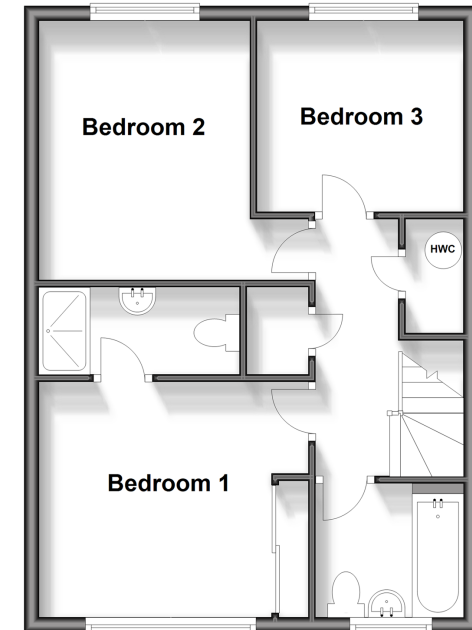
### Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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