



Price
£475,000

Freehold

4x  2x  1x 

**Iris Drive, Sittingbourne,
Kent, ME10**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Popular Eden Village estate
- Ideal for families or those needing extra space
- Double garage and off road parking
- Garden space with alternative uses, well kept and sunny aspect
- Immaculately presented throughout with neutral decor so you can add your stamp on this home

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 23'1 x 11'2 (7.04m x 3.41m)
Kitchen/Diner: 21'6 x 16'5 (6.56m x 5.01m)
Utility Room: 7'2 x 6'5 (2.19m x 1.96m)

FIRST FLOOR

Landing
Bedroom 1: 15'2 x 10'9 (4.63m x 3.28m)
En-suite Shower Room
Bedroom 2: 12'7 x 10'0 (3.84m x 3.05m)
Bedroom 3: 11'5 x 8'5 (3.48m x 2.57m)
Bedroom 4: 9'6 x 8'5 (2.90m x 2.57m)
Bathroom

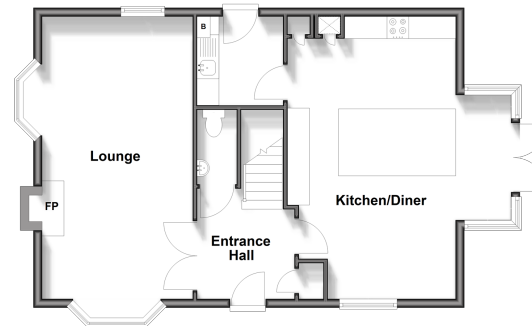
OUTBUILDING

Double Garage

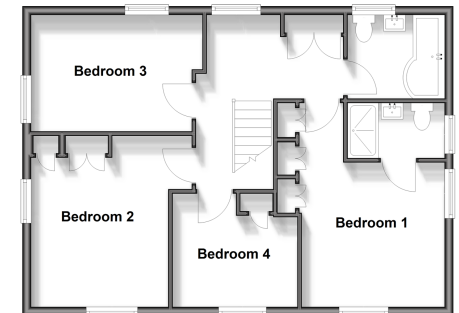
OUTSIDE

Front Garden
Off Road Parking
Rear Garden

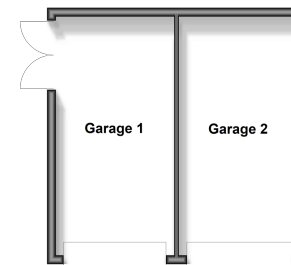
Ground Floor
Approx. 64.6 sq. metres (695.6 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.4 sq. feet)



Outbuilding
Approx. 30.0 sq. metres (323.4 sq. feet)



Call Sittingbourne - 01795 427272 ■ 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