



Guide Price
£400,000

Freehold

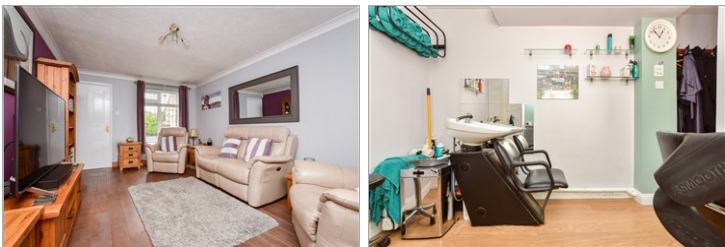
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**Cinnabar Drive,
Sittingbourne, Kent,
ME10**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Driveway for multiple cars
- Garage partially converted and currently used as a salon
- Modern open plan kitchen making for a sociable area
- Ideal for commuters with easy access to the A249, M2 and M20
- Walking distance to local amenities with a community feel to the estate

Accommodation

GROUND FLOOR

Porch
 Lounge: 15'1 x 11'1 (4.60m x 3.38m)
 Cloakroom
 Inner Hallway
 Kitchen/Diner: 19'6 x 10'1 (5.95m x 3.08m)
 Conservatory: 15'8 x 11'3 (4.78m x 3.43m)
 Study (Seller uses as Salon): 12'6 x 7'7 (3.81m x 2.31m)

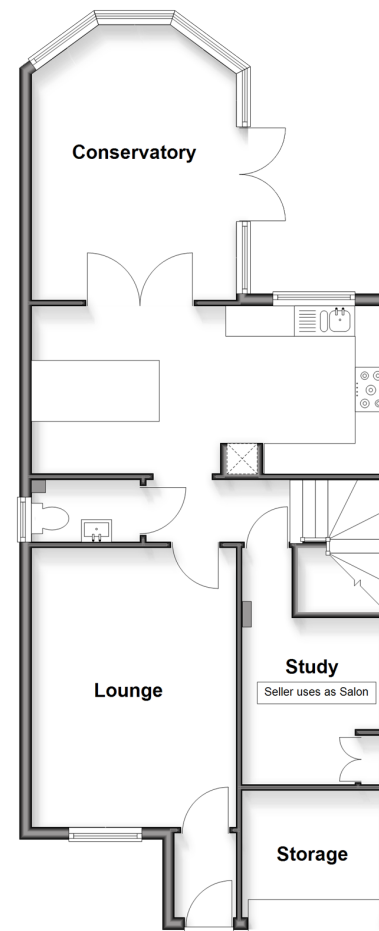
FIRST FLOOR

Landing
 Bedroom 1: 12'2 x 10'1 (3.71m x 3.08m)
 En-Suite Shower Room
 Bedroom 2: 11'5 x 9'5 (3.48m x 2.87m)
 Bedroom 3: 9'0 x 8'0 (2.75m x 2.44m)
 Bathroom

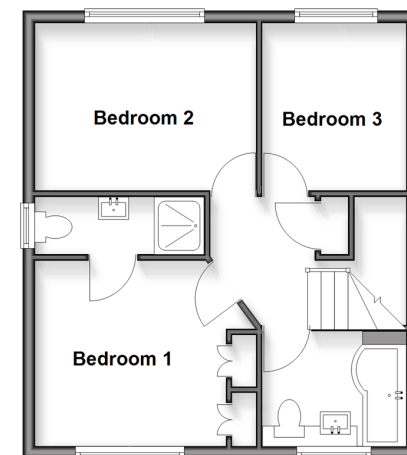
OUTSIDE

Driveway
 Storage (Former Garage)
 Rear Garden

Ground Floor
 Approx. 70.2 sq. metres (756.1 sq. feet)



First Floor
 Approx. 42.9 sq. metres (461.4 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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