



HAWKESFORD  
JAMES



## Purple Emperor Grove

Iwade, Sittingbourne, Kent, ME9 8XD

price: £365,000 Freehold



Nestled within a vibrant, family-friendly community, this charming semi-detached home boasts ample off-street parking and a meticulously maintained interior, ready for immediate occupancy.

Upon entering, you are welcomed by an entrance hall featuring a built-in storage cupboard and stairs leading to the first-floor landing. A bay-fronted living room features an appealing brick-built fireplace. An adjacent dining area enjoys views of the rear garden and seamlessly connects to the modern kitchen with pristine white cabinetry, an integrated oven, and hob. A convenient guest cloakroom completes this level.

Ascend the stairs to the first-floor landing, where you'll find abundant storage options, including an airing cupboard and a separate storage cupboard. The master bedroom, situated at the front of the property, features an en-suite shower room. The second bedroom offers ample space, and the third bedroom is equipped with fitted wardrobes. A family bathroom with a contemporary white suite rounds off this floor.

The beautifully landscaped rear garden includes a well-maintained lawn, a relaxing patio area, and a wooden shed. Gated access on the side of the property leads to an extensive off-street parking area and an attached single garage equipped with power and lighting.

Located in the modern village of Iwade, just north of Sittingbourne, this property provides convenient access to the A249, connecting you to the M2, M20, and M25 motorways. The village offers a variety of amenities, including a primary school, a village store, a coffee shop, a chemist, a pub/restaurant, diverse dining options, a village hall, a church, and a health centre, all within close proximity.



Additionally, local events such as farmers markets and a charity music festival contribute to a vibrant community ideal for growing families. Bus services are readily available for transportation to secondary schools in Sittingbourne.

### Features

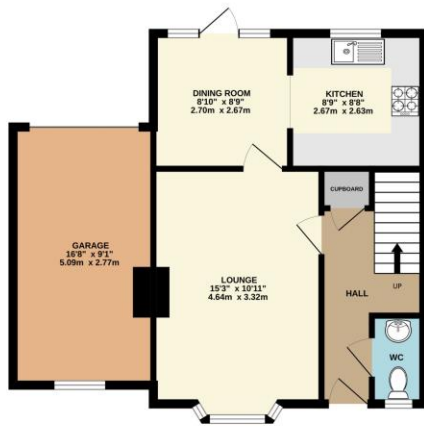
- Modern Semi-Detached Home
- Three Bedrooms
- Lounge & Dining Room
- Downstairs Cloakroom & En-suite
- Generous Rear Garden
- Garage & Ample Off-Street Parking
- Sought After Village Location
- EPC Rating: 83 | B
- Council Tax Band: D
- Freehold

### Service Charge

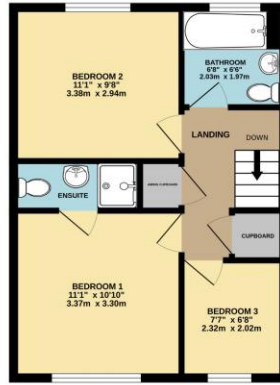
Annual service charge January 2023 - December 2023: £226.57



GROUND FLOOR  
579 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreqa ©2023



**Disclaimer:**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



**HAWKESFORD**  
JAMES

**Sales:** 01795 437777  
**Lettings:** 01795 437744  
**Address:** 26 West Street | Sittingbourne | Kent | ME10 1AP

[www.hawkesfordjames.com](http://www.hawkesfordjames.com)