

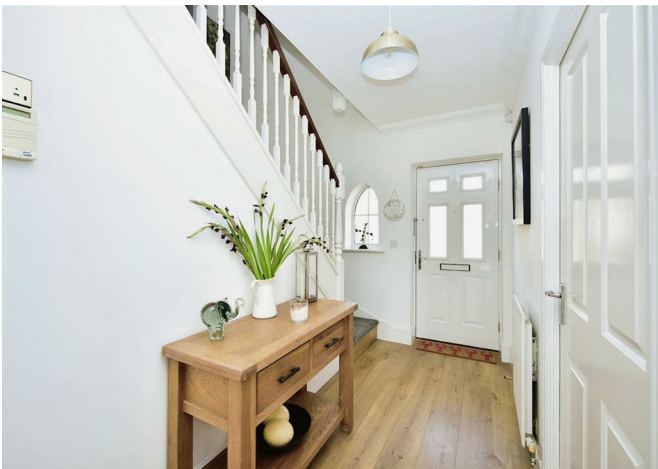


Cormorant Road, Iwade, Sittingbourne

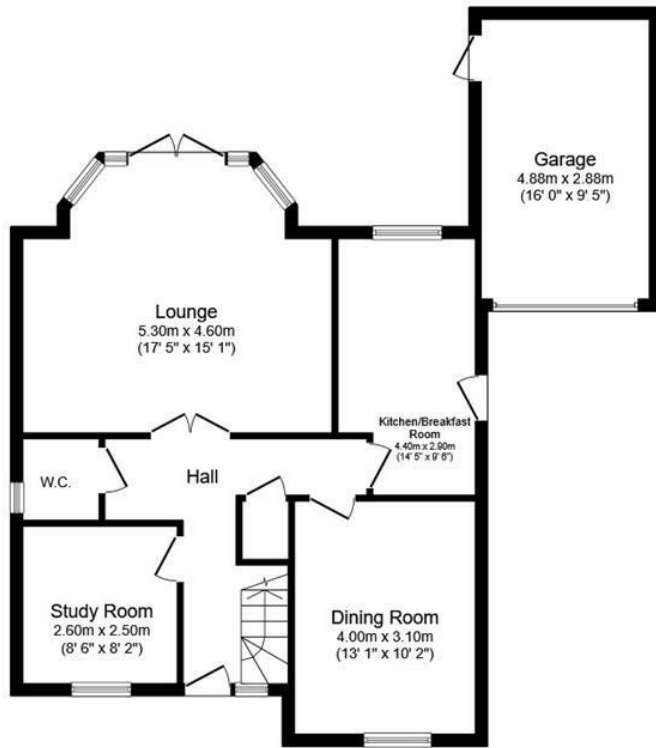
Lamborn Hill are delighted to welcome to the market, this extremely well presented six bedroom detached family home in Iwade. Boasting tremendous kerb appeal, this beautiful home is just as attractive on the outside as it is inside and your internal viewing is highly recommended to truly appreciate the amount of space on offer here. The ground floor comprises of a spacious lounge, kitchen, dining room, study and cloakroom. It has plenty of versatility to adapt to your family's needs. The first floor offers the master bedroom with en-suite, family bathroom and a further three bedrooms. The second floor boasts a further two bedrooms and bathroom as well as a large storage cupboard. The rear garden is incredibly spacious and not really overlooked at all. There is also a garage and driveway to the side of the home. Located in Iwade, you are right on top of motorway access and local amenities as well as living in a highly desirable location.

Asking Price £550,000

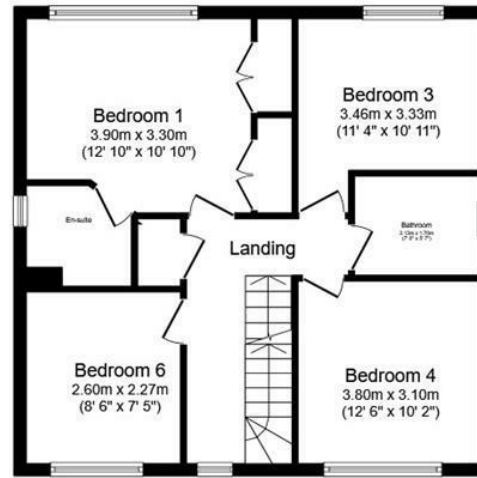
- Detached Home
- Large six bedroom home
- Hot tub
- Desirable location
- Off road parking
- Garage
- EPC Rating - C (77)
- Council Tax F
- Immaculate condition
- A must view



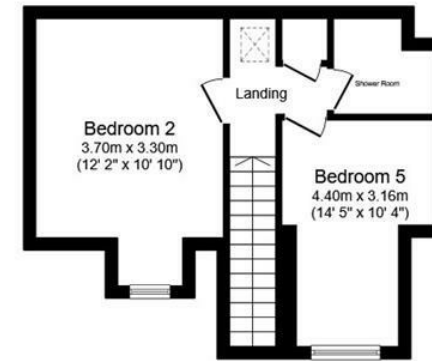




Ground Floor



First Floor



Second Floor

Total floor area 170.9 m² (1,840 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill 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.