



Cormorant Road, Iwade, Sittingbourne

*Asking Price £525,000*



## *Key Features*

- 6 Bedroom Detached House
- Spacious Layout
- Sun-Drenched Lounge
- Flexible Spaces
- Modern Kitchen & Dinning Area
- Private Outdoor Retreat
- Outdoor Oasis
- Prime Location
- EPC Rating - C (77)
- Council Tax F

## *Property Summary*

**\*\*GUIDE PRICE £525,000 - £550,000 \*\***

Introducing a stunning detached residence on Cormorant Road – an exceptional opportunity for those looking to step into contemporary homeownership. This beautifully presented six-bedroom property offers an abundance of space with five double bedrooms and one single bedroom spread across three levels, catering perfectly to modern lifestyles.





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Property Description

Upon entering, you are greeted by a large, light-filled living room that creates a welcoming atmosphere. across from the living space, a separate dining room provides an ideal setting for hosting dinner parties or intimate family meals. A dedicated office on the ground floor offers flexible space for work or study, while a well-sized kitchen complete and a convenient W/C serves as the heart of the home.

Upstairs, the first floor features four spacious bedrooms, including one with a private en-suite, alongside a contemporary family bathroom that meets the demands of busy living. The top floor offers two additional bedrooms and a stylish shower room, further enhancing the property's adaptability.

Step outside into the fantastic garden, a true highlight of the home. The outdoor space is not only generously sized but also enhanced by the addition of a hot tub – perfect for unwinding after a long day. The property also benefits from secure parking for two cars plus a single garage, ensuring both convenience and peace of mind.

About The Area

Located in Iwade, Sittingbourne, this area offers a wonderful blend of suburban tranquility and modern convenience. With a friendly, well-established community, residents enjoy a relaxed atmosphere while still benefiting from all the amenities needed for contemporary living.

Local conveniences are abundant, with a range of quality shops, leisure facilities, and healthcare services easily accessible. Excellent transport links provide quick access to Sittingbourne town centre and beyond, making commuting a breeze. The area is also served by well-regarded schools and community facilities, ensuring a balanced lifestyle for both families and individuals.

In addition to these practical benefits, Iwade boasts beautiful green spaces and recreational areas that add to the overall quality of life. Whether you're looking for a vibrant community, a peaceful retreat, or a well-connected base for exploring the wider region, this location provides an ideal setting for modern homeownership.

Entrance Hallway

Cloakroom

Lounge  
17'3 x 15'1



Study  
8'5 x 8'0

Dining Room  
12'7 x 10'3

Kitchen/ Breakfast Room  
14'7 x 8'11

Master Bedroom  
12'10 x 10'11

Ensuite Bathroom

Bedroom Two  
12'7 x 10'3

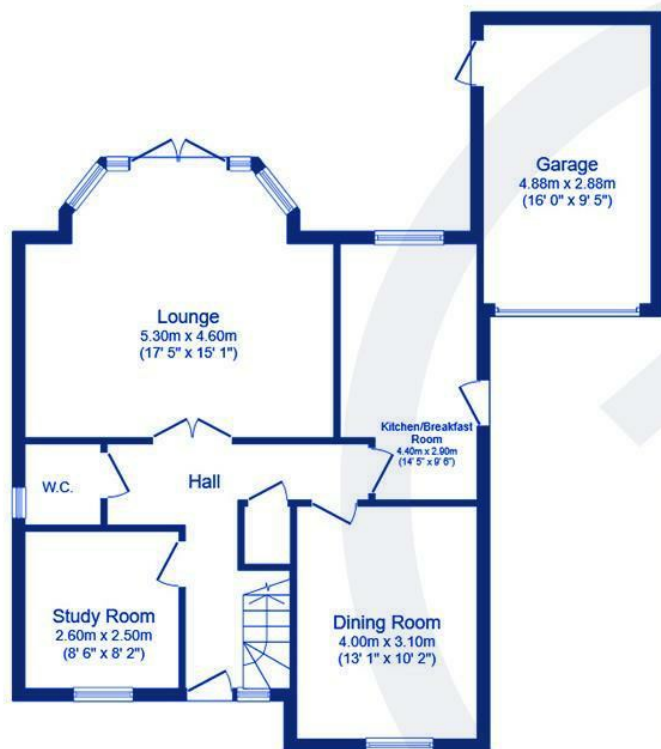
Bedroom Three  
11'4 x 8'9

Bedroom Four  
9'4 x 8'6

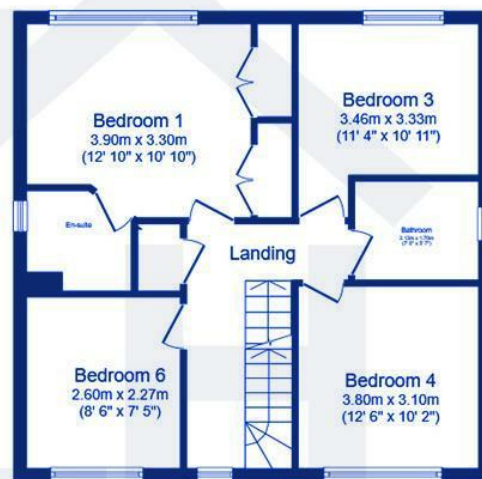
Family Bathroom

Bedroom Five  
16'3 x 12'1

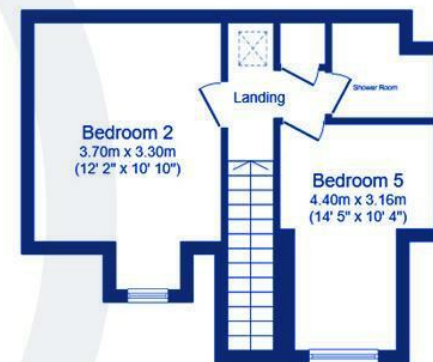
Bedroom Six  
14'5 x 10'4



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 170.9 m<sup>2</sup> (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](http://www.focalagent.com)



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

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.

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