



Nutmeg Crescent, Iwade, Sittingbourne

****GUIDE PRICE £330,000 - £350,000****

Welcome to this stunning, beautifully presented Semi-detached home located in the sought-after area of Iwade. This property, less than 10 years old, combines modern living with a warm, homely atmosphere, making it perfect for families.

The house features three well-sized bedrooms, with two bedrooms on the first floor and the master suite occupying the top floor. The master bedroom boasts an ensuite, providing privacy and convenience. Additionally, the property includes three toilets, ensuring ample facilities for family and guests.

Upon entering, you'll be greeted by an inviting porch that leads into a spacious and well-decorated living area. The conservatory, usable year-round, offers a versatile space for relaxation, entertaining, or enjoying views of the lovely garden.

The home also includes a practical entry porch, perfect for storing coats and shoes, and a parking space for two cars, adding to the property's convenience.

This home is perfect for families, offering ample space, modern amenities, and a prime location. Don't miss out on the opportunity to make this wonderful property your own. Contact us today to arrange a viewing and experience the exceptional lifestyle this home has to offer.

Price Guide £330,000 Freehold

- 3 Double Bedroom Semi Detached House
- Beautifully Presented Through out
- Less Than 10 Years Old And Still Under NHBC Guarantee
- Three Bathrooms
- Conservatory Useable Year Round
- Highly Sort after Location In Iwade
- Private Drive Way For 2 Cars
- Great Catchment Area For Primary School
- EPC Rating B (83)
- Council Tax Band D



Lounge
14'5 x 11'11



Kitchen
11'11 x 7'7



Year Round Conservatory
11'11 x 9'6



W/C



Bedroom One
17'7 x 8'6



En-Suite

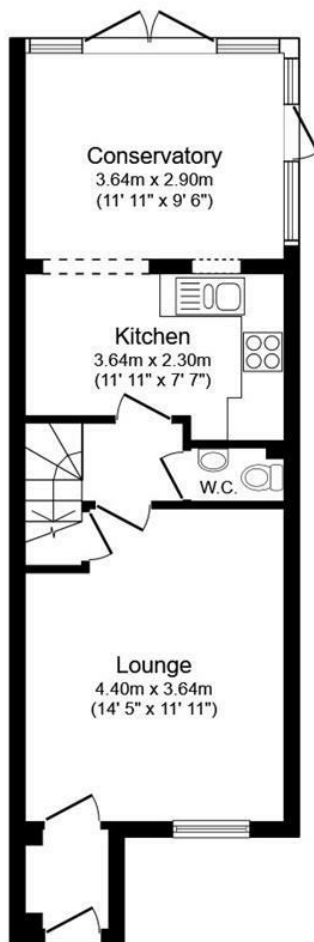


Bedroom Two
11'10 x 9'2

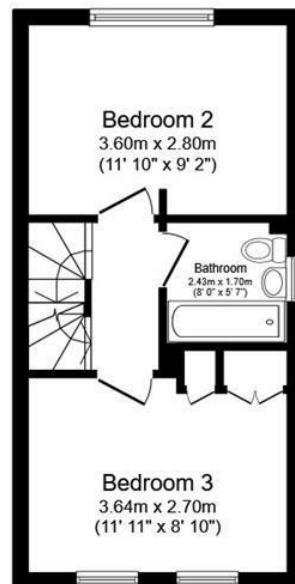


Bedroom Three
11'11 x 8'10

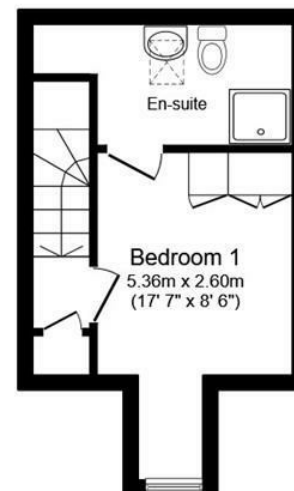




Ground Floor



First Floor



Second Floor

Total floor area 88.4 m² (951 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		
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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.

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