



Holly Blue Drive, Iwade

Price Guide £280,000

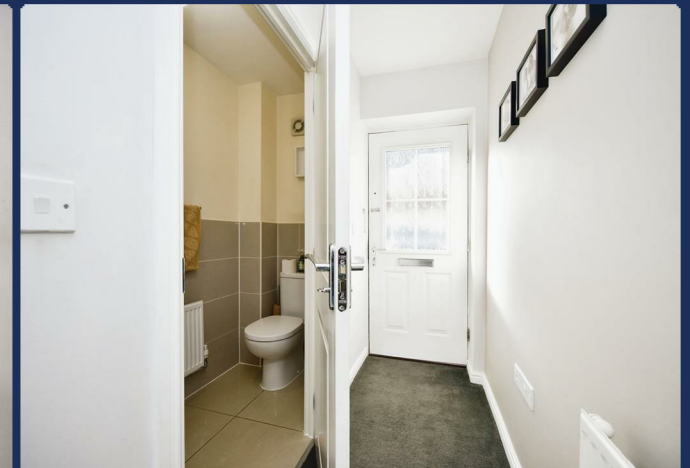


## Key Features

- Two Bedroom, Mid-Terraced House
- Convenient Parking Options
- Spacious and Functional Layout
- Two Double Bedrooms, one with en-suite
- Beautifully Presented and Move-In Ready
- Charming Village Location
- Excellent Transport Links
- Ideal for First-Time Buyers or Small Families
- Council tax band C
- Epc rating B (83)

## Property Summary

**\*\* GUIDE PRICE £280,000- £300,000\*\*** Lamborn Hill is delighted to present this beautifully maintained two-bedroom home, located in the sought-after village of Iwade, Sittingbourne. Perfect for first-time buyers or a small family, this property offers a wonderful blend of comfort, convenience, and community living.



Property Overview

The property benefits from one dedicated parking space to the side, a shared visitor parking space with the neighboring property, and additional on-street parking for guests. Upon entering, you are greeted by a welcoming hallway, with a WC conveniently located to the right. Ahead, you'll find the bright and modern kitchen/diner, ideal for family meals and entertaining. Off the kitchen/diner, the spacious lounge provides a cozy yet versatile living area, complete with double doors that open to the garden. The lounge also features a staircase leading to the first floor. Upstairs, there are two well-proportioned double bedrooms. The master bedroom includes an en-suite for added privacy and convenience. A separate family bathroom serves the second bedroom and completes the upstairs accommodation. The property is beautifully presented throughout and ready for its new owners to move in without delay.

Iwade is a charming village located in the Sittingbourne area of Kent. Known for its peaceful surroundings and strong sense of community, Iwade offers a range of amenities including local shops, a primary school, and recreational facilities. Its excellent transport links, with close proximity to the A249 and easy access to Sittingbourne and beyond, make it a popular choice for families and professionals alike. This delightful home in Iwade is a must-see. Contact us today to arrange a viewing and experience the charm and convenience of this wonderful property for yourself.

About The Area

Holly Blue Drive is located in the charming village of Iwade, Kent, offering residents a harmonious blend of modern living and village tranquillity. The area is well-equipped with essential amenities, including local shops, a primary school, and recreational facilities, all within walking distance. Families will appreciate the proximity to Iwade Primary School, which is conveniently located nearby. The village also boasts a family-run pub, a medical centre, and other local amenities, contributing to a strong sense of community.

For commuters, Holly Blue Drive offers excellent transport links. The A249 is easily accessible, providing connections to the M2 and M20 motorways. Sittingbourne town centre is approximately 3 miles away, offering a mainline train station with regular services to London and other major destinations. The area is characterized by a supportive community atmosphere, with various local events and activities that encourage neighbourly interaction. Green spaces and recreational facilities are also accessible, providing opportunities for outdoor activities and family outings.

In summary, Holly Blue Drive in Iwade offers a balanced lifestyle, combining the tranquillity of village life with the convenience of modern amenities and excellent connectivity.

Hallway

Downstairs W/C

Kitchen / Diner

14'1 x 11'2

Lounge

14'5 x 11'10



Landing

Master Bedroom

11'6 x 10'6

Second Bedroom

10'10 x 7'10

Bathroom

7'10 x 6'4

About LambornHill

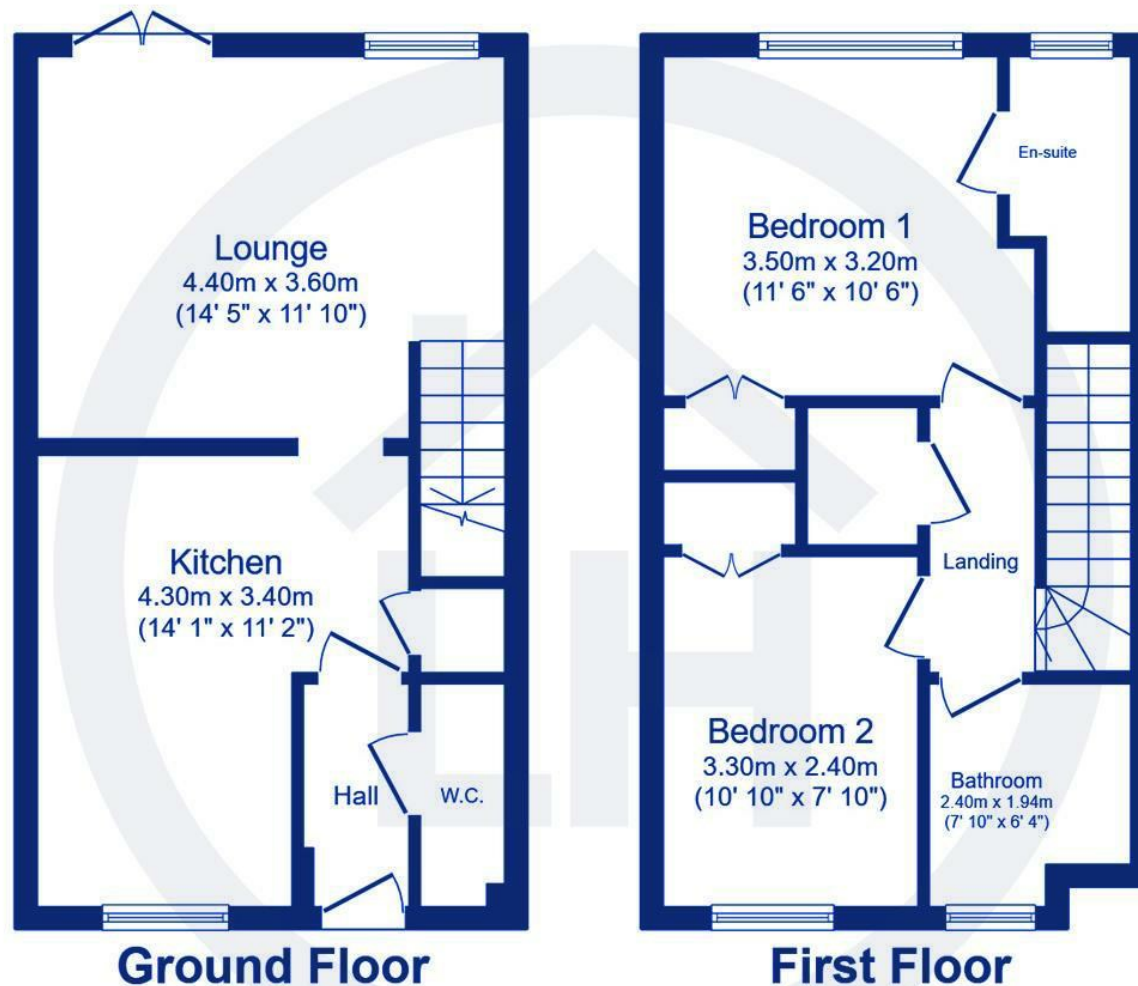
Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local... Lets Keep It LambornHill





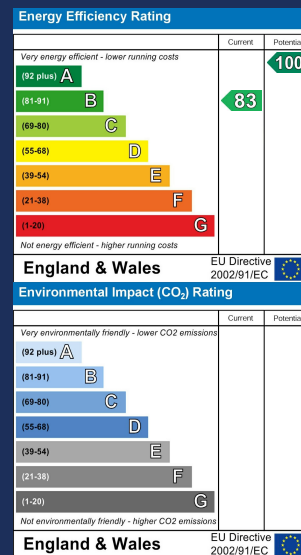


Total floor area 70.1 m<sup>2</sup> (754 sq.ft.) approx

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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19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

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



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