



**Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**The Austen, Scholars  
Place, Dunlin Walk,  
Scholars Place Iwade,  
Sittingbourne, Iwade,**

*Wards*  
Helping you move forwards



## Main features

- Built by an award-winning developer
- Stamp Duty Paid\* on all properties
- Good connections to nearby towns and motorways
- Less than 5 minutes walk to the local primary school
- Modern open plan kitchen/diner
- Primary Suite with built in wardrobes and en suite

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Kitchen/Diner: 19'9 x 10'11 (6.02m x 3.33m)  
 Lounge: 18'10 x 12'5 (5.74m x 3.79m)

### FIRST FLOOR

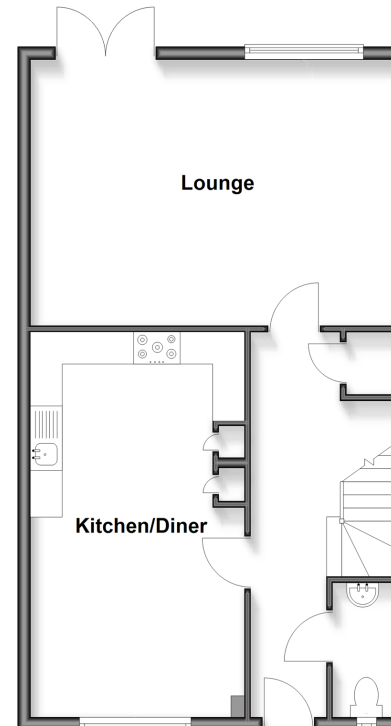
Landing  
 Bedroom 1: 12'4 x 10'7 (3.76m x 3.23m)  
 En-Suite Shower Room  
 Bedroom 2: 11'10 x 10'0 (3.61m x 3.05m)  
 Bedroom 3: 8'11 x 7'10 (2.72m x 2.39m)  
 Bedroom 4: 8'5 x 6'10 (2.57m x 2.08m)  
 Bathroom

### OUTSIDE

Front & Rear Garden  
 Allocated Parking  
 Carport

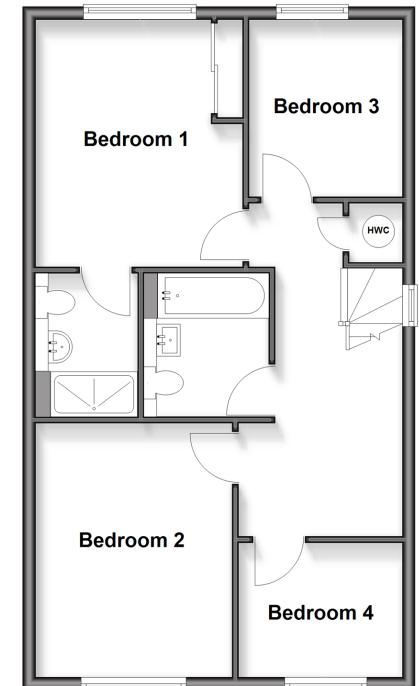
### Ground Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



### First Floor

Approx. 58.7 sq. metres (632.3 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



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