



Guide Price
£650,000

Freehold

5x  3x  3x 

**Rooks View, Bobbing,
Sittingbourne, Kent,
ME9**

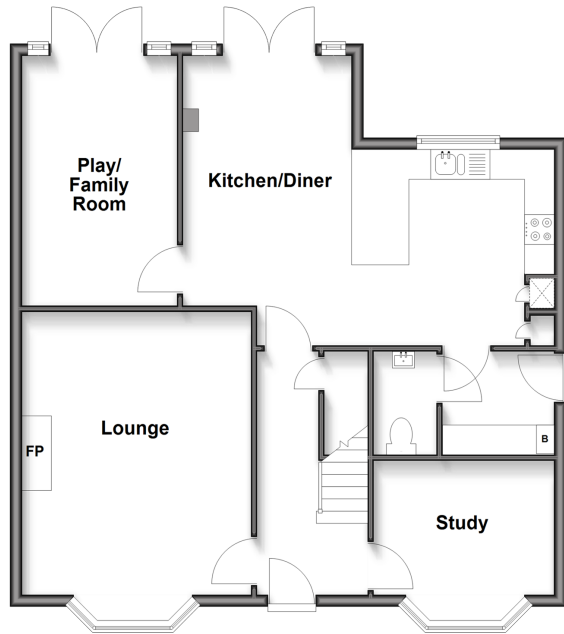
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

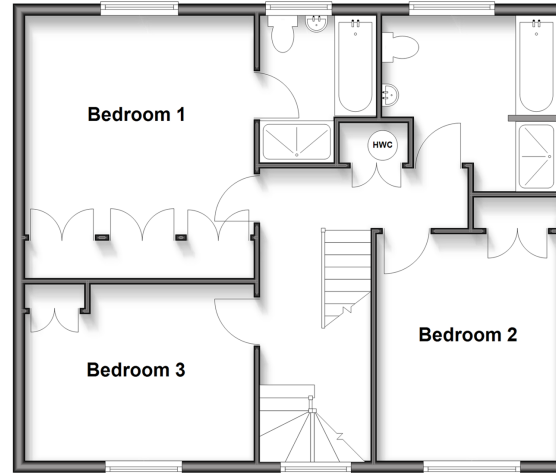
Ground Floor

Approx. 76.4 sq. metres (822.6 sq. feet)



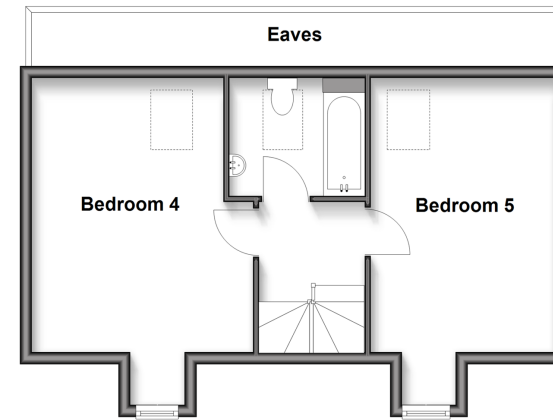
First Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



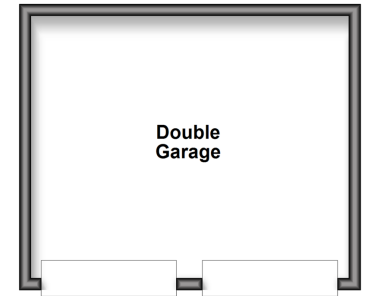
Second Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Outbuilding

Approx. 23.6 sq. metres (254.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 18'2 x 12'5 (5.54m x 3.79m)

Study: 10'7 x 10'1 (3.23m x 3.08m)

Playroom: 14'3 x 9'6 (4.35m x 2.90m)

Kitchen/Diner: 19'3 x 15'2 (5.87m x 4.63m)

Utility Room: 6'9 x 6'0 (2.06m x 1.83m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 13'0 x 12'8 (3.97m x 3.86m)

En-Suite Bathroom

Bedroom 2: 13'7 x 10'1 (4.14m x 3.08m)

Bedroom 3: 12'7 x 9'7 (3.84m x 2.92m)

Bathroom

SECOND FLOOR

Landing

Bedroom 4: 17'3 x 14'4 (5.26m x 4.37m)

Bedroom 5: 17'4 x 12'6 (5.29m x 3.81m)

Bathroom

OUTSIDE

Front Garden

Off Road Parking

Double Garage

Rear Garden



Main features

- Contemporary designed modern finish
- Versatile living areas offering lots of space for family
- Double garage and off road parking
- Ideal location in a peaceful area of Bobbing Village, close to commuter links
- Neutral decor throughout perfect to add your own stamp to this home



Nearest Schools

Primary Schools: Milstead and Frinsted C of E Primary 1.7 miles, Borden C of E Primary 1.8 miles, Canterbury Road Primary 1.8 miles
Secondary Schools: The Westlands School 1.2 miles, Integrated Services Programme 2.1 miles



Transport Information

Train Stations: Newington 1.2 miles, Sittingbourne 2.3 miles, Kemsley 3.7 miles



Address

Rooks View, Bobbing, Sittingbourne, Kent, ME9



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Sittingbourne Branch 01795 427272 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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