



Connells

Coleshall Gate
Iwade Sittingbourne

Coleshall Gate Iwade Sittingbourne ME9 8GX

for sale offers in excess of
£475,000



Property Description

Situated within the popular and well-established Iwade village, this attractive home offers beautifully presented, modern accommodation with a practical layout, perfect for growing families, first-time buyers, or those looking to upsize within a peaceful residential setting.

Upon entering, you are welcomed by a hallway leading into a bright and inviting living room, ideal for both relaxing and entertaining guests. The kitchen/dining area provides a functional yet stylish space, with room for family meals and direct access to the garden, creating a seamless indoor-outdoor flow. Convenient cloakrooms and utilites complete the ground floor.

Upstairs, the property continues to impress with four well-sized bedrooms, including a generous principal bedroom with en-suite. Additional bedrooms offer versatility for children, guests, or a home office.

A modern family bathroom serves the upper floor, finished in a contemporary style.

Outside, the property enjoys a private and enclosed rear garden, providing a safe space for children and pets, as well as a great setting for outdoor dining. This home also offers two parking spaces to the front with one additional space to the rear.

Iwade is a popular village on the outskirts of Sittingbourne, known for its community feel, green spaces, and excellent local amenities, including shops, a primary school, and

transport links.

For your chance to view, please contact the sole agent Connells.

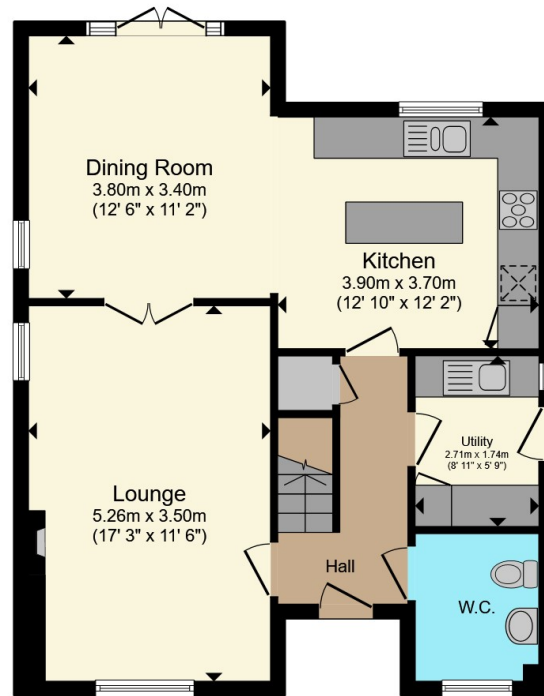
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

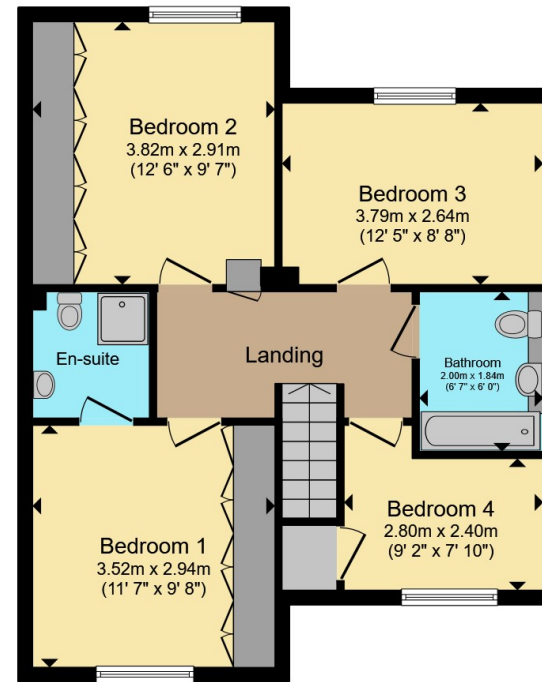








Ground Floor



First Floor

Total floor area 123.0 m² (1,324 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.propertybox.io

Connells

To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/SIT104282



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Property Ref: SIT104282 - 0007