



**Guide Price**  
**£400,000**

**Freehold**

3x  2x  2x 

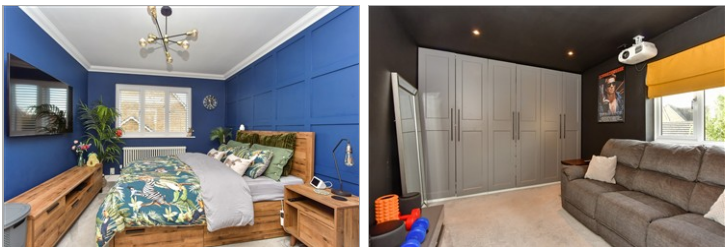
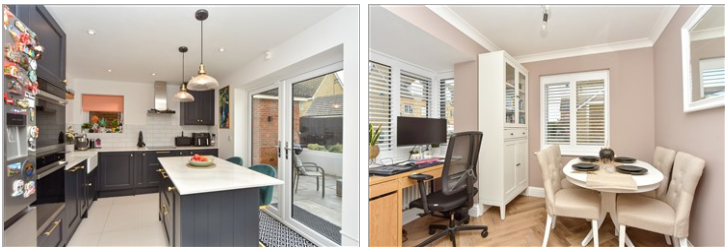
**Stangate Drive, Iwade,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Contemporary living space
- Newly renovated; modern and sleek throughout
- Garage and driveway
- Village location nestled in Iwade
- Low maintenance garden

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Kitchen: 13'2 x 10'3 (4.02m x 3.13m)  
Lounge: 16'5 x 11'3 (5.01m x 3.43m)  
Dining Room: 10'9 x 7'8 (3.28m x 2.34m)

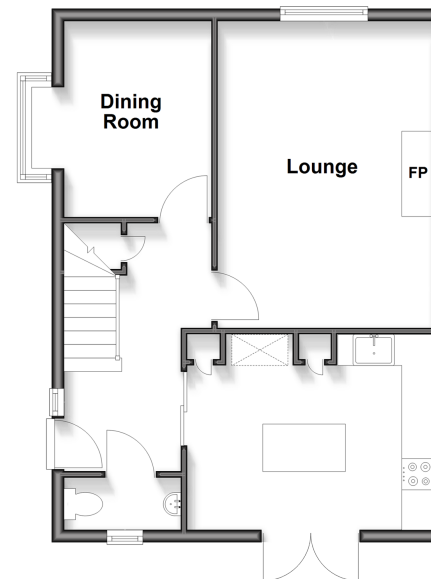
### FIRST FLOOR

Landing  
Bedroom 1: 12'6 x 10'2 (3.81m x 3.10m)  
En-Suite Shower Room: 10'3 x 3'4 (3.13m x 1.02m)  
Bedroom 2: 11'2 x 10'7 (3.41m x 3.23m)  
Bedroom 3: 11'6 x 9'7 (3.51m x 2.92m)  
Bathroom

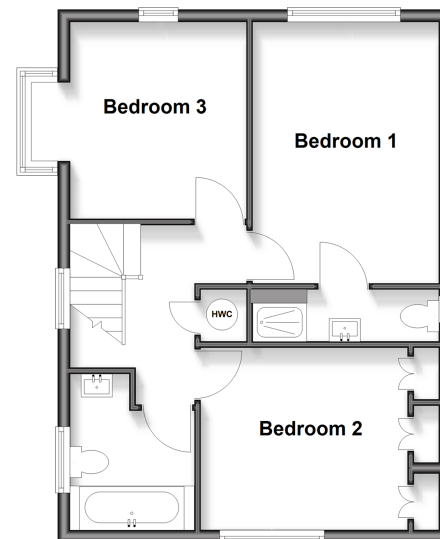
### OUTSIDE

Garage  
Driveway  
Rear Garden

**Ground Floor**  
Approx. 48.6 sq. metres (523.6 sq. feet)



**First Floor**  
Approx. 48.7 sq. metres (524.2 sq. feet)



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