



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Freehold**

3x 2x 2x

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

*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

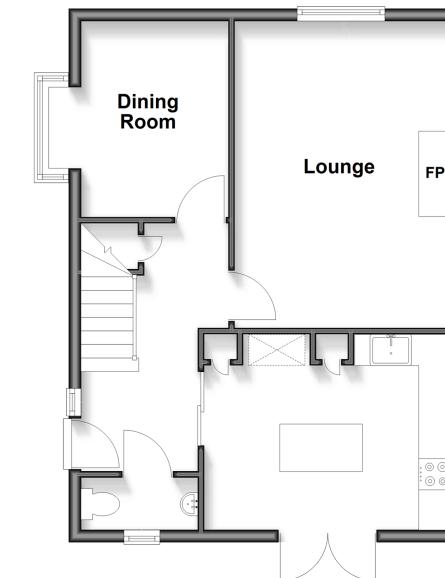
Garage

Driveway

Rear Garden

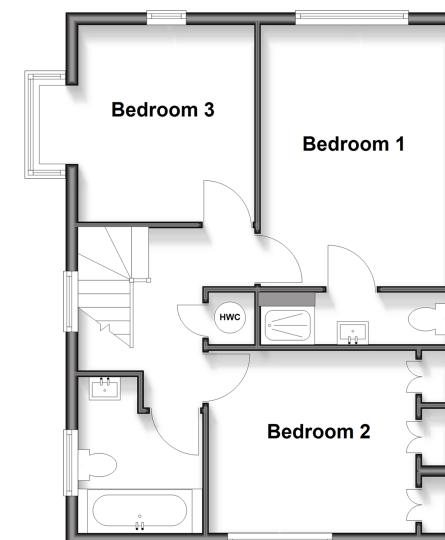
### Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



### First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsofkent.co.uk](http://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.



CURRENT:  
C(73)

POTENTIAL:  
B(85)



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