



Freehold



17 Holly Blue Drive, Iwade, Sittingbourne ME9 8WN

- Substantial Town House
- Spacious & Versatile Accommodation
- Four/Five Bedrooms & Two Bathrooms
- Open Plan Kitchen/Diner
- Juliet Balconies Off The Sitting Room
- Off Road Parking & Garage
- South Facing Rear Garden
- Approx. Three Miles To Sittingbourne

SITUATION:

The property is perfectly situated in Iwade which has a wonderful close-knit community with a primary school, day nursery, doctors, dentist, post office, hair dressers, convenience store and post office. The development has excellent facilities which includes play parks and large open green spaces. It has excellent connections for getting onto the M2 which connects to the coast, London and Maidstone.

Sittingbourne town centre is approx. 3 miles away and offers a good selection of shopping, leisure and recreational amenities, including a swimming pool and various golf courses nearby.

The town has seen a huge regeneration in recent years with a brand-new complex which has bowling, a state of the art cinema and plenty of bars and restaurants. This is opposite a mainline railway station which has direct connections to London Victoria and St Pancras in approx. one hour. Sittingbourne

also offers a good selection of primary and secondary schools including Highstead for girls, Westlands and Borden Grammar School.

Nearby Faversham offers a wide variety of facilities including specialist shops, national retailers and three times a week the town square is filled with a bustling market. It has an excellent range of primary and secondary schools including Faversham's renowned Queen Elizabeth Grammar.

The City of Canterbury is approximately 17 miles from the property. Canterbury also has a wide range of amenities, including excellent shopping and leisure facilities, primary and secondary schools as well as three universities, two hospitals and two railway stations. Canterbury also offers excellent leisure facilities, along with a diverse selection of restaurants and international eateries.



DESCRIPTION:

A substantial town house offering over 1500 sq.ft of well-presented and exceptionally versatile accommodation over three floors. Built in the early 2000, the development has expanded and become the heart of a close-knit community with a vast array of facilities on your doorstep, its easy to understand why families are drawn to this area.

Iwade sits on the edge of the regenerated town of Sittingbourne which holds excellent connections to London with a high-speed service taking less than an hour into St. Pancras.

The property has an imposing and striking façade, set behind a picket fence, with pale render contrasting with the exposed brick and hung tiles, which complements the smart white windows and front door.

The composite front door opens into an entrance hall with cloakroom and coat closet,

to the right there is a reception/bedroom which would be ideal for an older relative as the cloakroom could be further converted into ensuite shower room.

At the rear of the ground floor there is an open plan kitchen dining room with patio doors to the garden, the room is configured to offer plenty of space for dining whilst the breakfast bar peninsular offers slight division and flows into the kitchen which has an array of contemporary style units and an integrates a cooker and hob which has a simple stainless-steel splash back.

To the first floor one will find a large sitting room with two sets of French doors which opens out onto Juliet balconies, on this floor there is the principal bedroom which has an attractive pannelled wall, plantation shutters and a luxury ensuite bathroom which comprises of a shower over bathtub, WC and basin finished with stylish metro tiles.

On the second floor one will find three generously proportioned bedrooms and a well-appointed family bathroom, which has been recently updated with similar tiles to what is found in the ensuite bathroom.

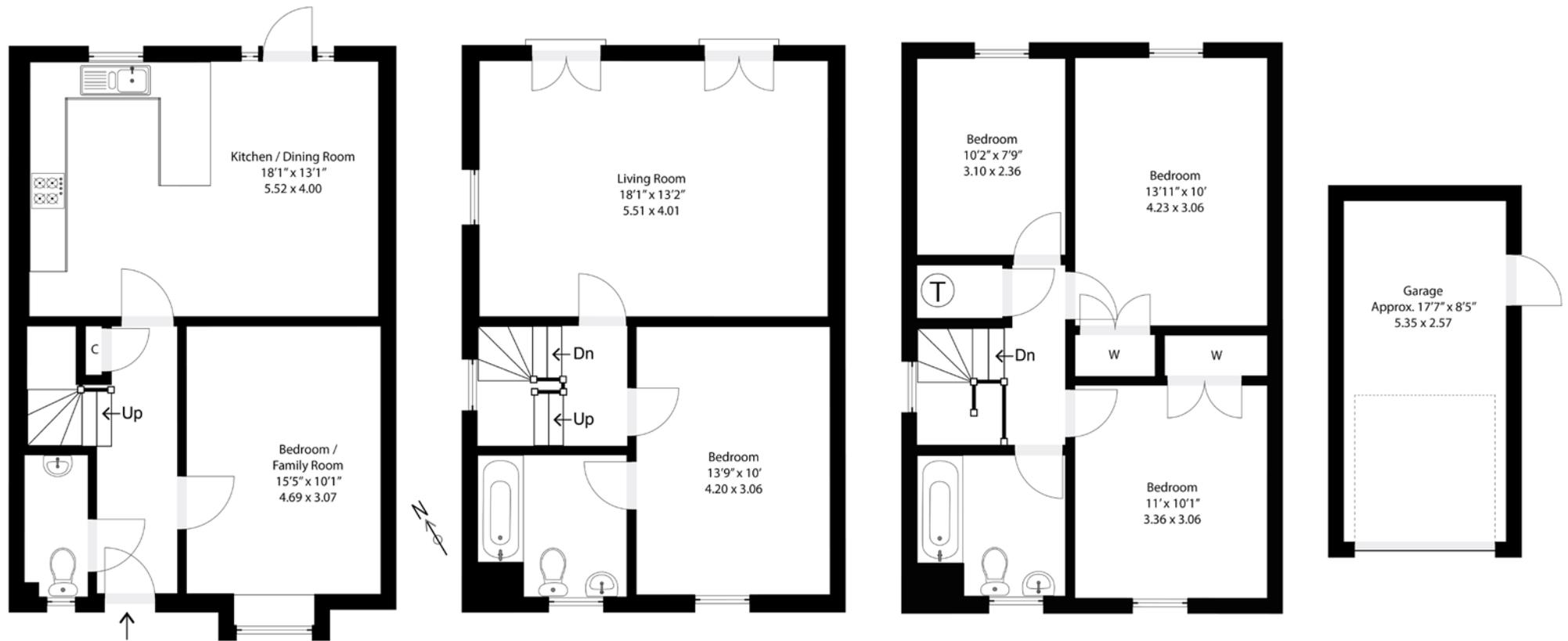
OUTSIDE:

The property benefits from a weatherboarded garage at the rear which can be accessed via the garden and there is an allocated parking space directly in front of the garage.

There is a low maintenance south facing rear garden with patio which extends out onto artificial turf, to one side there is fencing and to the other a brick wall which is bordered by shingle and young shrubs.

AGENTS NOTE:

We believe that the maintenance charges are approx. £400 a year



TOTAL FLOOR AREA: 1655 sq. ft (154 sq. m)
 HOUSE: 1512 sq. ft (140 sq. m)
 GARAGE: 143 sq. ft (14 sq. m)



EPC RATING
 B



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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