



# Woodpecker Drive

Iwade | Sittingbourne | ME9 8ST









# Woodpecker Drive

Iwade, Sittingbourne, ME9 8ST

£500,000

Freehold

Introducing a contemporary four-bedroom detached residence situated in Woodpecker Drive, Iwade. This property boasts a blend of modern aesthetics and practical features, making it an ideal choice for discerning buyers seeking a comfortable family home.

Upon arrival, you're greeted by the convenience of both a carport and garage, ensuring ample space for vehicle storage. The carport offers sheltered parking, while the garage provides additional storage or workshop space, catering to various needs.

With generous proportions, this outdoor space offers endless possibilities for gardening enthusiasts, children's play, or alfresco dining.

Not to be overlooked, the front garden adds to the property's appeal, enhancing its curb appeal and creating a welcoming entrance.

Inside, the property exudes a contemporary ambiance with modern finishes and thoughtful design elements throughout. The layout is conducive to comfortable family living, with well-proportioned rooms providing ample space for both relaxation and socialising.

Furthermore, the absence of a chain ensures a seamless transition for prospective buyers, eliminating delays and simplifying the purchasing process.





## Benefitting from:

- Detached
- Car port and garage
- Large rear garden
- Front garden
- Modern family home
- No chain!
- Council Tax: E
- EPC Rating: C

## Accommodation

### Entrance Hall:

### Cloakroom:

**Dining Room:** 2.6m x 3.28m (8'6" x 10'9")

**Lounge:** 5.16m x 3.38m (16'11" x 11'1")

**Kitchen:** 4.11m x 2.9m (13'6" x 9'6")

**Bedroom 1:** 3.4m x 3.33m (11'2" x 10'11")

### Ensuite:

**Bedroom 2:** 2.82m x 3.33m (9'3" x 10'11")

**Bedroom 3:** 2.9m x 3.02m (9'6" x 9'11")

**Bedroom 4:** 2.1m x 3.02m (6'11" x 9'11")

**Bathroom:** 1.93m x 1.9m (6'4" x 6'3")

## Exterior

Front and rear garden.

Driveway leading to car port and garage.

Garage: (18'1 x 9'3)







## Additional Information

Located in the heart of Iwade with Woodpecker Nature Park right on the doorstep, with many local amenities including Iwade primary school and popular village pub all within a short walking distance.

With excellent links to the A249 which connects with A2/M2 and M20 motorway making it a perfect property for commuters.

Council Tax - E

EPC Rating - C







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

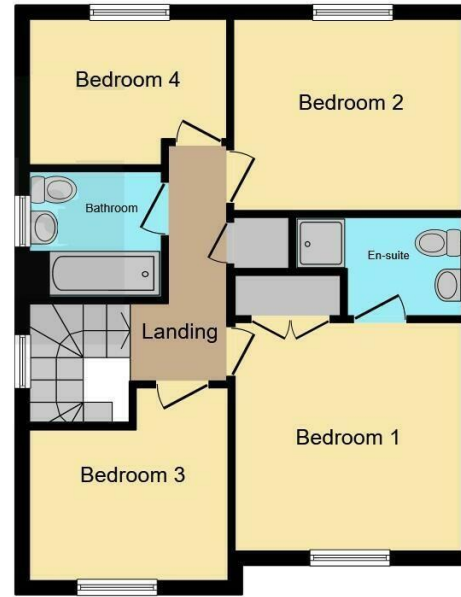
Mark Franklin - Branch Manager  
 01795 479999  
 Robinson Michael & Jackson  
 38 West Street,  
 Sittingbourne,  
 Kent, ME10 1AP  
[sittingbourne@robinson-jackson.com](mailto:sittingbourne@robinson-jackson.com)

SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



