



Iris Drive

Sittingbourne | Kent | ME10 4RR





Iris Drive

Sittingbourne, Kent, ME10 4RR

Offers Over £375,000

Freehold

Situated within the sought after Eden Village, this attractive link-detached home exudes comfort and practicality.

As you enter, on the ground floor the bay-fronted lounge bathes the living space in natural light, creating an inviting ambiance for relaxation or entertaining with an open-plan kitchen diner provides a seamless transition between cooking, dining, and socializing. A convenient ground floor W/C adds to the functionality of the property, catering to the needs of modern living.

Moving upstairs to the First & Second floors, the property boasts three generously sized bedrooms, including a master with its own ensuite bathroom and a further family bathroom servicing bedroom Two and Three.

Additionally, the inclusion of a garage offers both storage and parking solutions, enhancing the property's practicality.

Situated in a sought-after location within Eden Village, known for its desirable amenities and picturesque surroundings, residents can enjoy the benefits of a good school catchment area.

Viewings are available upon request and highly recommended to appreciate all this property has to offer.



Benefitting from:

- Guide Price £385,000 to £415,000
- Three bedroom detached family home
- Ensuite bathroom
- Garage & driveway
- Sought after location
- Great school catchment area
- A must view
- Council Tax: D
- EPC Rating: C

Accommodation

Entrance Hall:

Ground Floor Cloakroom:

Lounge: 5.7m x 3.66m (18'8" x 12')

Kitchen: 2.97m x 2.16m (9'9" x 7'1")

Dining Room: 3.18m x 2.5m (10'5" x 8'2")

Bedroom 1: 4.8m x 3.96m (15'9" x 13')

Ensuite: 2.3m x 1.57m (7'7" x 5'2")

Bedroom 2: 4.75m x 2.62m (15'7" x 8'7")

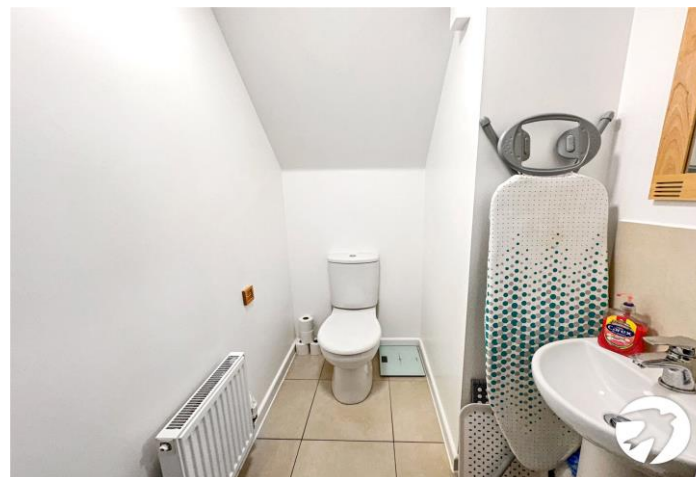
Bedroom 3: 3.1m x 2.64m (10'2" x 8'8")

Bathroom: 2.2m x 2.06m (7'3" x 6'9")

Exterior

Front & rear gardens

Garage & driveway to side

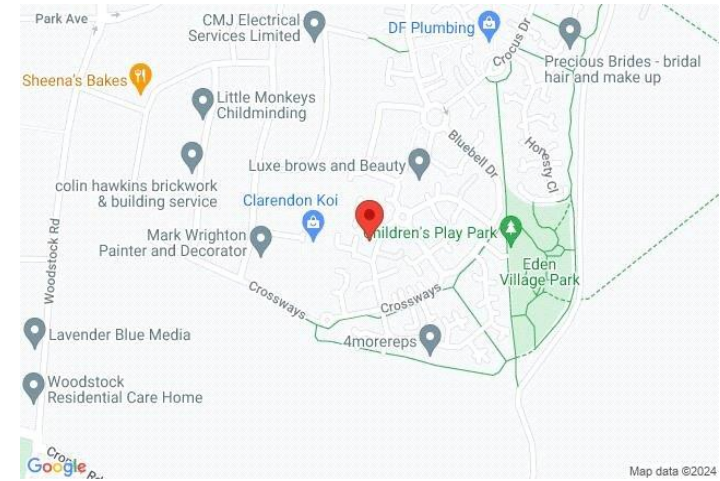




Council Tax - D

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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)

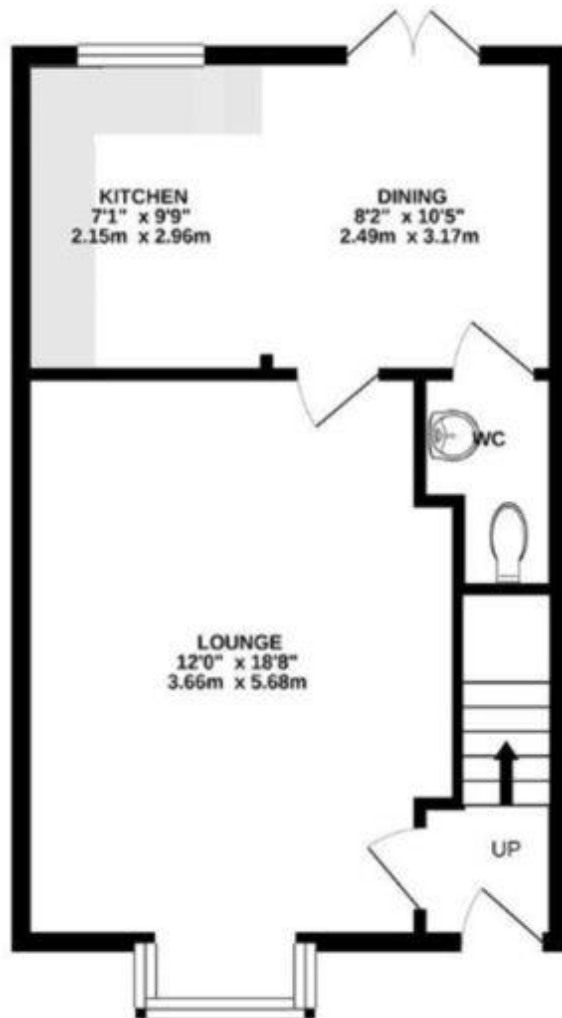
**FOR MORE INFORMATION
CONTACT US TODAY.**

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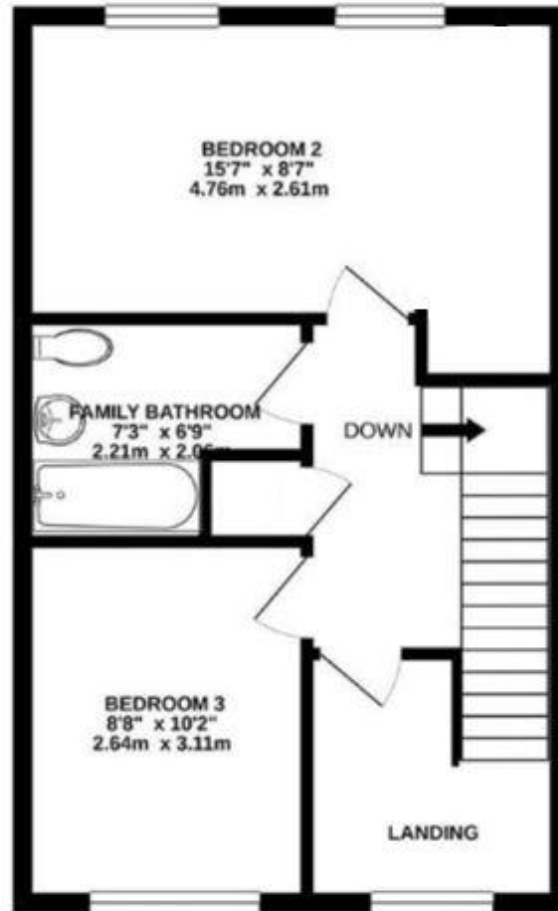
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



