



**HOLLY BLUE DRIVE, SITTINGBOURNE, KENT, ME9**  
**£375,000 FREEHOLD**

**THIS THREE-BEDROOM SEMI-DETACHED PROPERTY ON HOLLY BLUE DRIVE IN IWADE OFFERS A PRACTICAL AND WELL-DESIGNED LAYOUT, SITUATED IN A QUIET AREA OPPOSITE GREEN PLAYING FIELDS. THE HOME BENEFITS FROM OFF STREET PARKING TO THE REAR, ALONG WITH GARAGE AND PROVIDES A COMFORTABLE LIVING SPACE SUITED TO FAMILY LIVING.**

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## DESCRIPTION:

This three-bedroom semi-detached property on Holly Blue Drive in Iwade offers a practical and well-designed layout, situated in a quiet area opposite green playing fields. The home benefits from off street parking to the rear, along with garage and provides a comfortable living space suited to family living.

The ground floor comprises a spacious lounge, a functional kitchen with ample storage and work surfaces, and an adjoining utility room for additional household needs. There is also a W/C on this level for added convenience. The layout is straightforward and practical, catering to everyday requirements.

The first floor includes three bedrooms, with the main bedroom featuring an ensuite. The remaining two bedrooms share a family bathroom. Each room is well-proportioned, providing flexibility for use as sleeping quarters, a home office, or additional storage if required.

The property features a good-sized rear garden, offering outdoor space suitable for various activities. Its location and layout make it a practical choice for those looking for a family home. We do need to mention that a member of staff does have an interest in this property.

## AT A GLANCE

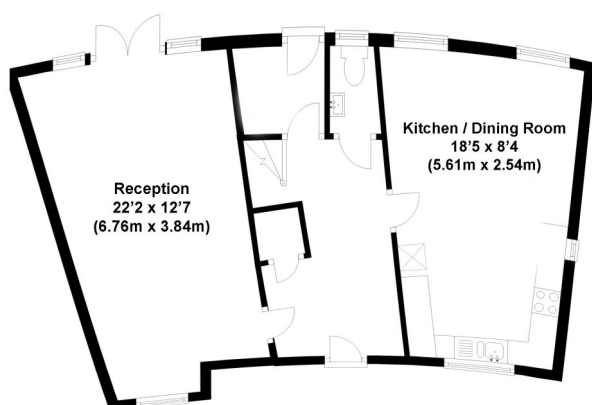
- three bedroom house
- superb condition
- semi detached
- two bathrooms
- kitchen diner
- sep living room
- circa 1151 sq ft
- 2x parking spaces
- single garage
- private garden
- no chain



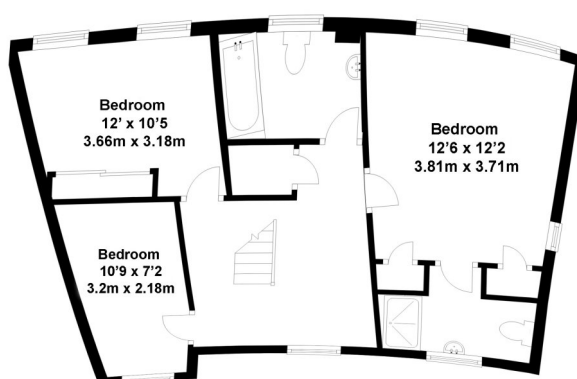




Ground Floor



First Floor



Approx. Total Floor Area : 1151 sq.feet (107 sq. metres)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Service Charge:** £300 per annum (estate charge)

**Council Tax Band:** tbc

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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