



Price
£575,000

Freehold

3x  1x  1x 

**Sheppey Way, Bobbing,
Sittingbourne, Kent,
ME9**

Wards
Helping you move forwards



Main features

- **Hydro spa/infinity pool, perfect for those summer/winter evenings**
- **Off road parking for multiple cars**
- **Large corner plot rear garden, plenty of room for the children to enjoy**
- **Grade II listed semi-detached cottage**
- **Large kitchen, ideal for entertaining your guests**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 20'4 x 16'0 (6.20m x 4.88m)
 Kitchen/Breakfast Room: 19'7 x 14'11 (5.97m x 4.55m)
 Utility Room: 6'10 x 6'7 (2.08m x 2.01m)
 Rear Porch
 Cloakroom

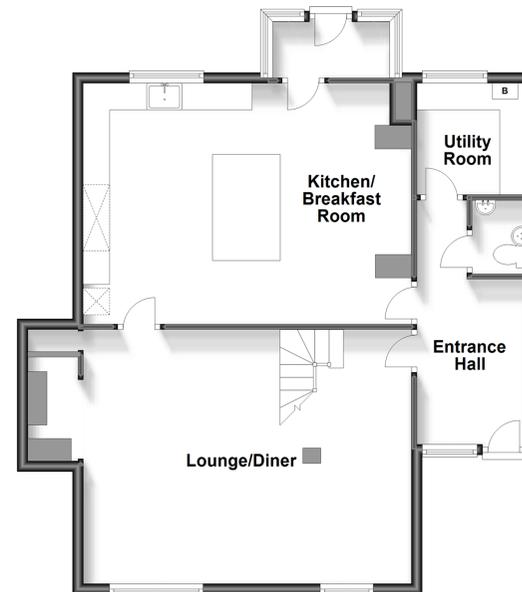
FIRST FLOOR

Landing
 Bedroom 1: 16'4 x 12'6 (4.98m x 3.81m)
 Bedroom 2: 11'8 x 11'7 (3.56m x 3.53m)
 Bedroom 3: 9'5 x 8'1 (2.87m x 2.47m)
 Bathroom: 15'1 x 7'8 (4.60m x 2.34m)

OUTSIDE

Front Garden
 Off Road Parking
 Rear Garden
 Workshop/Outbuilding: 13'1 x 11'1 (3.99m x 3.38m)

Ground Floor
 Approx. 77.8 sq. metres (837.6 sq. feet)



First Floor
 Approx. 60.9 sq. metres (655.7 sq. feet)



Call Sittingbourne - 01795 427272 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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