



**Price**  
**£300,000**

**Freehold**

3x  2x  2x 

**Yeates Drive, Kemsley,  
Sittingbourne, Kent,  
ME10**

*Wards*  
Helping you move forwards

## Main features

- Spacious home perfect for a growing family
- A chance to make the property your own through modernising
- No onward chain
- Low maintenance rear garden and plenty of off road parking to the front
- Popular area close to schools, shops and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 18'2 x 13'0 (5.54m x 3.97m)

Dining Room: 11'6 x 9'4 (3.51m x 2.85m)

Conservatory: 9'9 x 9'3 (2.97m x 2.82m)

Kitchen: 11'1 x 6'0 (3.38m x 1.83m)

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 9'1 (4.27m x 2.77m)

En-Suite Shower Room

Bedroom 2: 9'11 x 9'10 (3.02m x 3.00m)

Bedroom 3: 7'8 x 6'10 (2.34m x 2.08m)

Bathroom

### OUTSIDE

Off Road Parking To Front

Rear Garden

Call Sittingbourne - 01795 427272 ■ [wardsokent.co.uk](http://wardsokent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



### Nearest Schools

Primary Schools: Kemsley Primary 0.5 miles, Milton Court Primary 0.7 miles, Regis Manor Community Primary 0.7 miles

Secondary Schools: Integrated Services Programme 1.2 miles, Borden Grammar School 1.4 miles, Meadowfield School 1.6 miles

Further Education: Borden Grammar School 1.4 miles, Sittingbourne Community College 1.6 miles, Highsted Grammar School 1.6 miles



### Transport Information

Train Stations: Kemsley 0.5 miles, Sittingbourne 1.1 miles, Swale 2.2 miles



### Address

Yeates Drive, Kemsley, Sittingbourne, Kent, ME10



### Directions

For directions to this property please contact us.



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