

Coleshall Gate

IWADE



QUEALY & CO

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WELCOME TO

Coleshall Gate

IWADE

Coleshall Gate is a private development of eight homes, with a mix of 3 and 4 bedroom detached and semi-detached houses.

Set in a private cul-de-sac in the popular village of Iwade in Sittingbourne, it is an ideal setting for both couples and families. Each house has its own unique character and is finished to a high quality specification. These homes are guaranteed to prove popular.

The development has 6 detached and 2 semi-detached properties, each with off road parking. Four of the houses also benefit from garage parking. The locally-based developer is providing a high-quality finish to all of the homes. They will have Neff and Lamona kitchen appliances, carpeted bedrooms and hallways, and the bathrooms will be stylish and finished with modern fittings. Each house has an enclosed garden to the rear, with spacious patios, and they have been laid out to make the best use of the outside space.

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LIVING IN

Iwade

The village of Iwade offers a wonderful village setting and offers everything needed for modern life.

The area is steeped in history, and the name comes from Old English, which translated means 'crossing place where yew trees grow'. A more modern translation could be 'crossing place to the Island', as Iwade was the main route to the Isle of Sheppey before the current bypass was built.

The public house also offers plenty of history, as well as hostelry, as it is 300 years old. It offers a pleasant place to meet, drink and eat at the end of a long day. Iwade has a lovely village shopping area, a church and a medical centre. Sittingbourne is just 3 miles away, and offers many High Street stores, as well as the addition of a multiplex cinema and restaurant complex currently under construction with a completion date of Spring 2020.

The village has its own primary school which is increasing its intake numbers for September 2020. Sittingbourne has

many primary and secondary schools and a 20 minute train ride will take you to the University of Kent, or to college campuses in Gillingham and Maidstone.

Sporting enthusiasts can visit Swallows Leisure Centre in Sittingbourne, with a swimming pool, gym and many exercise classes. Herons Park Playing Fields offers space for outdoor games and also hosts a rock festival.

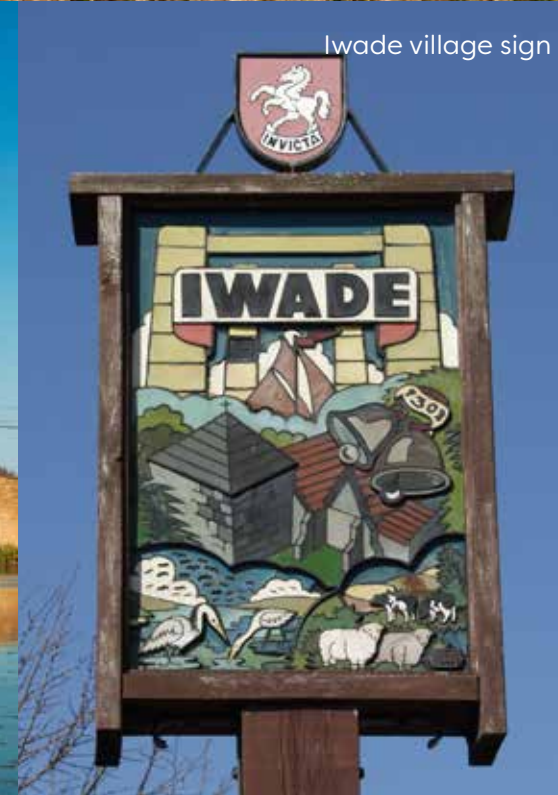
The village is ideally situated for commuters with access to the A249 to Maidstone. There are two motorways close by providing access to Canterbury via the M2, and the M20 leads to the M25 and London. Sittingbourne's railway station has regular high speed trains to London, which will get you there in less than an hour.



The curved Isle of Sheppey road bridge



Tonge Mill near Sittingbourne



Iwade village sign

Site Plan

Coleshall
Gate
IWADE



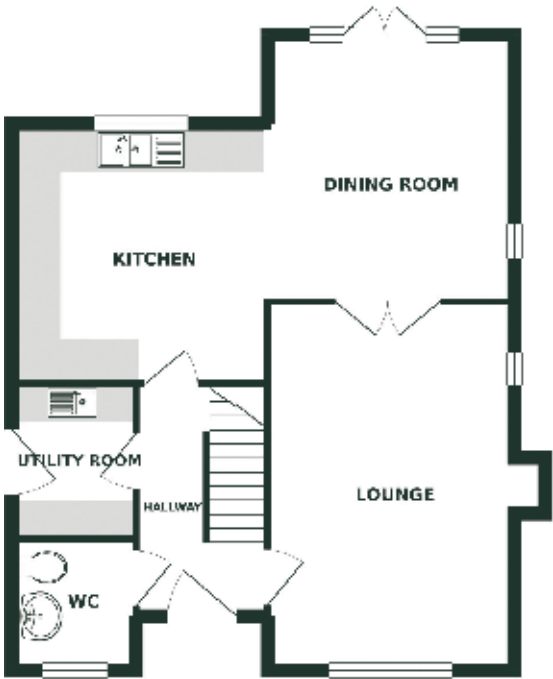
1278.6
sq ft



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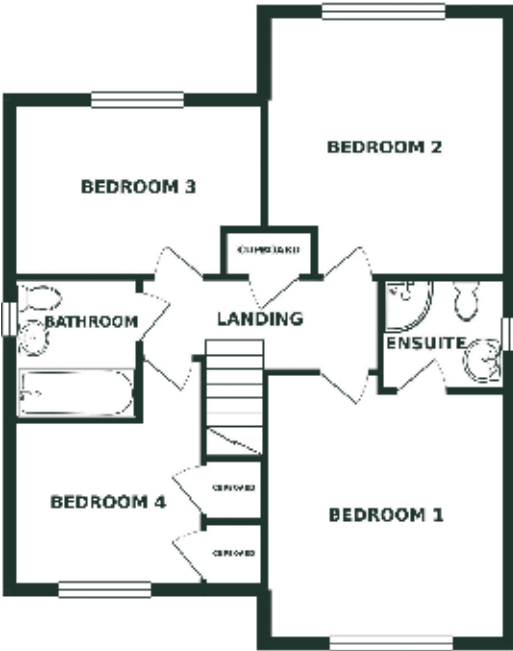
Plots 1 & 2

Please note properties are handed



Ground Floor

| | metre | feet |
|--------------|-------------|---------------|
| Kitchen | 3.85 x 3.74 | 12'8" x 12'3" |
| Dining room | 3.55 x 3.84 | 11'8" x 12'7" |
| Lounge | 3.99 x 5.31 | 13'1" x 17'5" |
| Cloakroom | 1.79 x 1.90 | 5'10" x 6'3" |
| Utility Room | 1.79 x 2.23 | 5'10" x 7'4" |



First Floor

| | metre | feet |
|-----------|--------------|----------------|
| Bedroom 1 | 3.55m x 3.93 | 11'8" x 12'11" |
| Bedroom 2 | 3.55 x 3.85 | 11'8" x 12'8" |
| Bedroom 3 | 3.68 x 2.56 | 12'1" x 8'5" |
| Bedroom 4 | 2.80 x 3.34 | 9'2" x 10'11" |

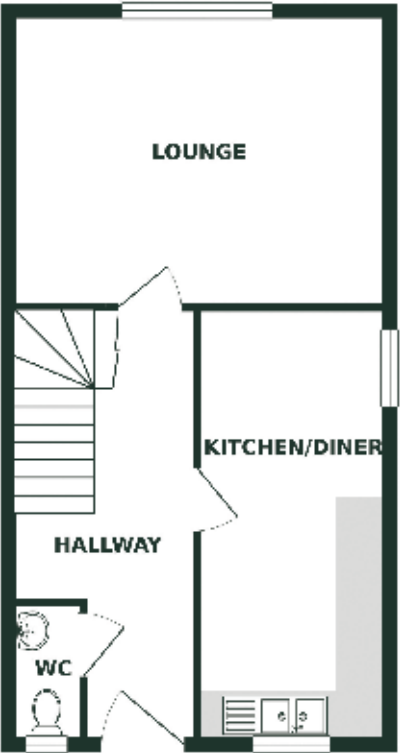
861.4
sq ft



Computer generated image

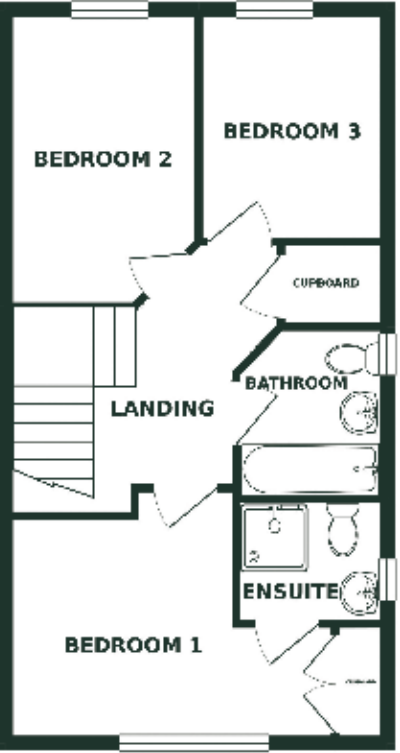
Plots 3 & 4

Please note properties are handed



Ground Floor

| | metre | feet |
|---------------|--------------|----------------|
| Kitchen/Diner | 2.29 x 5.23 | 7'6" x 17'2" |
| Lounge | 4.56m x 3.55 | 14'11" x 11'8" |



First Floor

| | metre | feet |
|-----------|-------------|--------------|
| Bedroom 1 | 3.83 x 3.00 | 2'7" x 9'10" |
| Bedroom 2 | 2.31 x 3.55 | 7'7" x 11'8" |
| Bedroom 3 | 2.15 x 2.78 | 7'1" x 9'1" |

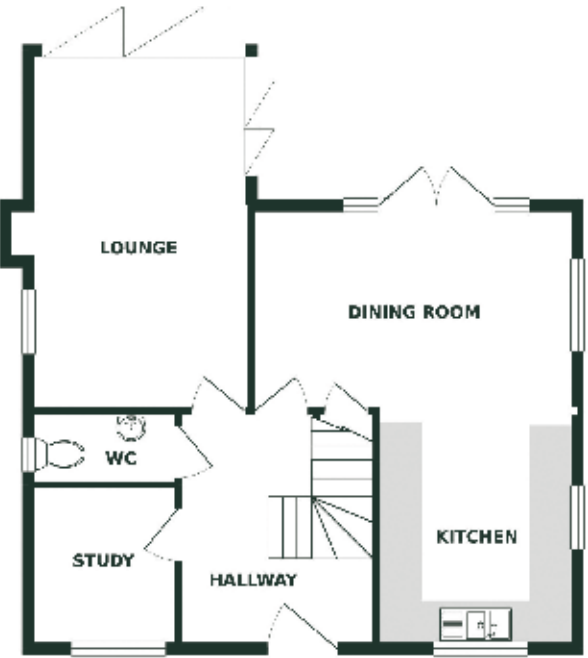
1233.2
sq ft



Plots 5 & 8

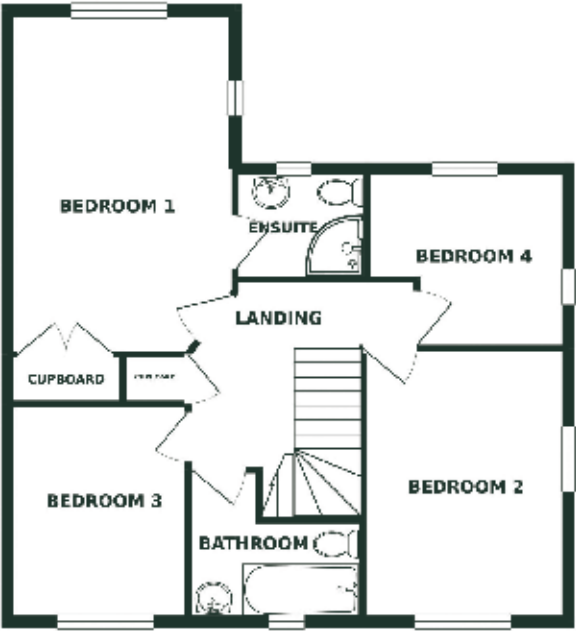
Please note properties are handed

Coleshall Gate
IWADE



Ground Floor

| | metre | feet |
|-------------|-------------|----------------|
| Kitchen | 2.89 x 3.41 | 9'6" x 11'2" |
| Dining room | 4.85 x 2.57 | 15'11" x 8'5" |
| Lounge | 3.20 x 5.16 | 10'6" x 16'11" |
| Study | 2.15 x 1.06 | 7'1" x 7'9" |



First Floor

| | metre | feet |
|-----------|-------------|---------------|
| Bedroom 1 | 3.20 x 4.78 | 10'6" x 15'8" |
| Bedroom 2 | 2.89 x 3.54 | 9'6" x 11'7" |
| Bedroom 3 | 2.53 x 3.05 | 8'4" x 10'10" |
| Bedroom 4 | 2.54 x 2.13 | 8'1" x 7'0" |

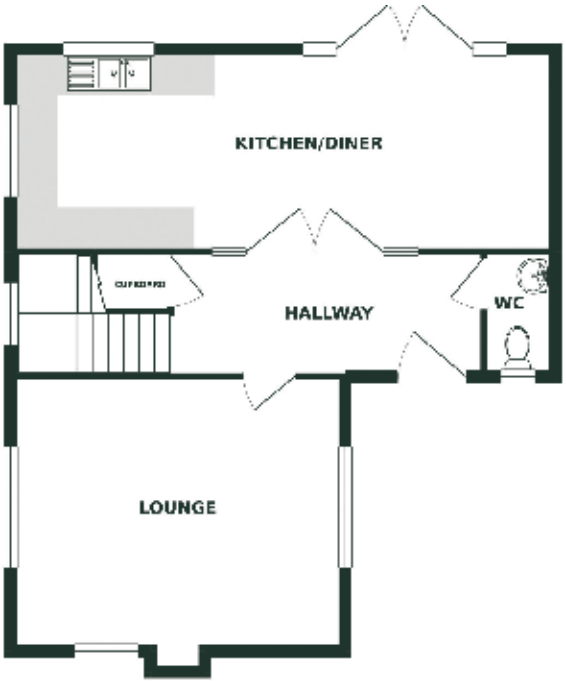
1250.8
sq ft



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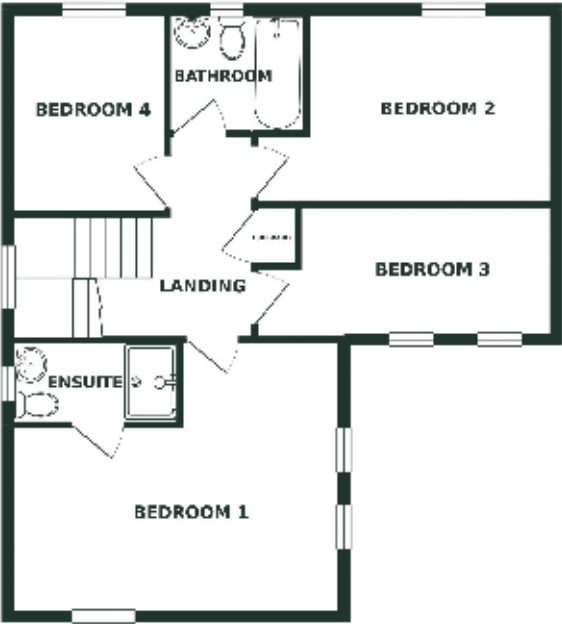
Plots 6 & 7

Please note properties are handed



Ground Floor

| | metre | feet |
|---------------|-------------|---------------|
| Kitchen/Diner | 7.99 x 2.97 | 26'3" x 9'9" |
| Lounge | 4.90 x 4.03 | 16'1" x 13'3" |



First Floor

| | metre | feet |
|-----------|-------------|---------------|
| Bedroom 1 | 4.90 x 4.03 | 16'1" x 13'3" |
| Bedroom 2 | 4.38 x 3.46 | 14'4" x 11'4" |
| Bedroom 3 | 4.25 x 1.79 | 13'11" x 6'6" |
| Bedroom 4 | 2.32 x 2.97 | 7'7" x 9'9" |



Computer generated images



Specification



Kitchen

- Integrated appliances to include:
 - Neff oven and hob
 - Lamona fridge and freezer (with 3 year warranty)
 - Lamona dishwasher (with 3 year warranty)
 - Lamona washing machine (with 3 year warranty)
- Two choices of kitchen units and a variety of work surfaces/handles (if purchased off plan)
- Flooring – tiles/luxury vinyl
- Walls – painted magnolia

Lounge

- Walls – painted magnolia
- Flooring – light beige carpet

Bathroom

- Stylish white sanitary ware
- Chrome taps
- Wall and floor tiles

Bedroom

- Walls – painted magnolia
- Flooring – light beige carpet

Electrical

- Down-lighters to bathrooms, cloakrooms and kitchens
- Pendants elsewhere
- TV points in living area and master bedroom
- Smoke detectors

Internal finishes

- Light oak veneered doors with chrome handles
- Ceilings – painted white

External finishes

- Patio
- Turfed rear garden
- Outside tap
- External lighting

Security

- UPVC double glazing to part Q standard
- Bi-fold doors (where fitted) are aluminium

Wi-Fi

- Wi-Fi network will be fast fibre

Warranty

- 10 year





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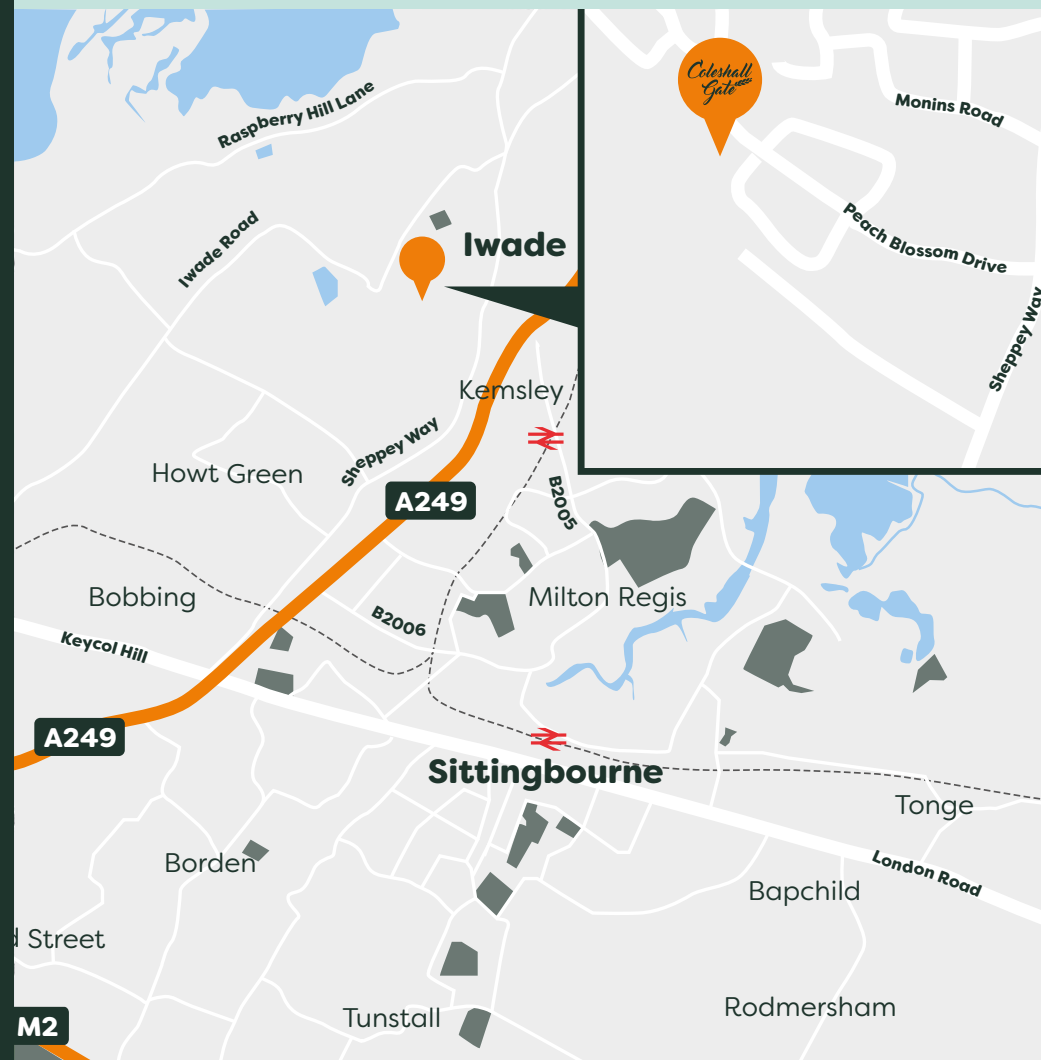
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