



## 1A Primrose Cottage Warden Road

Sheerness, ME12 4HA

GREENLEAF PROPERTY SERVICES are delighted to introduce this brand new semi-detached CHAIN-FREE house to the market, in a sought-after residential location of East Church, Sheppey. Boasting four good size bedrooms, an impressive kitchen/breakfast room and spacious separate lounge/dining room, downstairs shower room W/C, and good upstairs bathroom W/C, this lovely family home further benefits from underfloor heating, an economic and environmentally friendly heat-source pump, off road parking for several vehicles, a new building warranty, and a lovely patio and lawn garden to the rear. Set on a good size plot in a lovely quiet and peaceful location, this spacious and light property offers the fantastic opportunity of simply moving in, unpacking and enjoying.

The layout briefly consists of: Front door into entrance porch with space for shoes and coats, entrance hall with stairs up to first floor with storage underneath, and door into shower room/WC; From here, it's into the spacious lounge/dining with doorway into the kitchen/breakfast room to rear and out to garden; The upstairs landing gives access to four good size bedrooms and family bathroom W/C.

The property is ideally located for access to schools for children of all ages, a hospital, local shops and amenities, whilst a wider variety of shopping facilities can be found in Sheerness approximately 3 miles away. Interest is sure to be strong in this new-build detached home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

SAP Rating B/Council Tax TBC

**Offers In The Region Of £385,000**

# 1A Primrose Cottage Warden Road

## Sheerness, ME12 4HA



- BRAND NEW BUILD WITH WARRANTY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- INTERIOR DESIGN BY OLIVER HENLEY INTERIORS
- SAP RATING B/COUNCIL TAX TO BE CONFIRMED.
- SPACIOUS FOUR BEDROOM SEMI-DETACHED
- DOWNSTAIRS UNDER FLOOR HEATING
- SOUGHT-AFTER SEMI-RURAL LOCATION
- DOWNSTAIRS SHOWER W/C
- ECONOMIC AND ENVIRONMENTALLY-FRIENDLY HEAT SOURCE PUMP
- GOOD SIZE REAR GARDEN

### Entrance Porch

8'3" x 3'11" (2.53 x 1.2)  
UPVC door to front, window to front and side, wood panelled flooring with built-in cupboard.

### Entrance Hall

13'9" x 7'0" (4.2 x 2.15)  
Double glazed door and window to front, double glazed window to side, wood panelled flooring with under floor heating, stairs to first floor and built-in cupboard.

### Shower Room W/C

7'0" x 4'11" (2.15 x 1.5)  
Neutrally tiled walls and flooring with under-floor heating, matching suite comprising of shower, W/C and wash basin.

### Lounge/Dining Room

23'3" x 12'4" (7.1 x 3.78)  
Double glazed window to front, wood panelled flooring with under-floor heating.

### Kitchen/Breakfast Room

20'0" x 10'7" (6.1 x 3.25)  
Double glazed window to side and rear. Double bi-fold doors to garden and double glazed door to side. Extensive range of wall and base units with contrasting work surfaces, sink and drainer unit. Built-in dishwasher, microwave, oven and induction hob with extractor fan over. Wood-panelled flooring with under-floor heating.

### Utility Room

7'0" x 3'11" (2.15 x 1.2)  
Double glazed window to side, matching wall and base

units with washing machine and tumble dryer to remain.

### First Floor Landing

Double glazed window to side, carpet and access to loft.

### Bedroom

13'6" x 11'6" (4.12 x 3.53)  
Double glazed window to front, carpet and radiator.

### Bedroom

11'2" x 9'4" (3.41 x 2.86)  
Double glazed window to rear, carpet and radiator.

### Bedroom

11'6" x 10'7" (3.53 x 3.25)  
Double glazed window to rear, carpet and radiator.

### Bedroom

10'2" x 7'11" (3.1 x 2.43)  
Double glazed window to front, carpet, radiator and built-in cupboard.

### Bathroom/Shower Room W/C

6'4" x 5'10" (1.95 x 1.8)  
Double glazed window to side, tiled flooring and walls, heated towel rail, panelled bath with shower over, wash basin and W/C.

### Rear Garden

A good size rear garden with patio area, side access, outside tap and power points.

### Off Road Parking

Blocked-paved driveway for several vehicles

### Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



## Directions

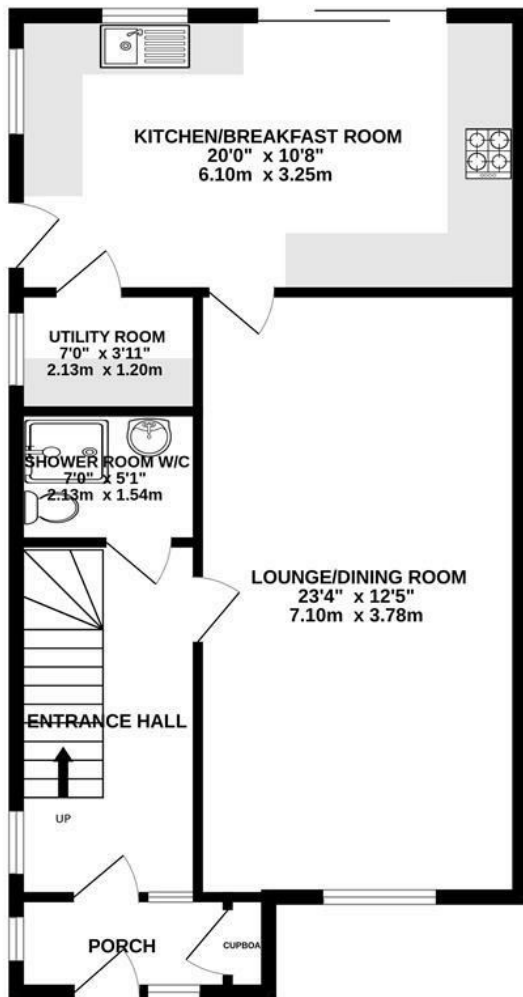
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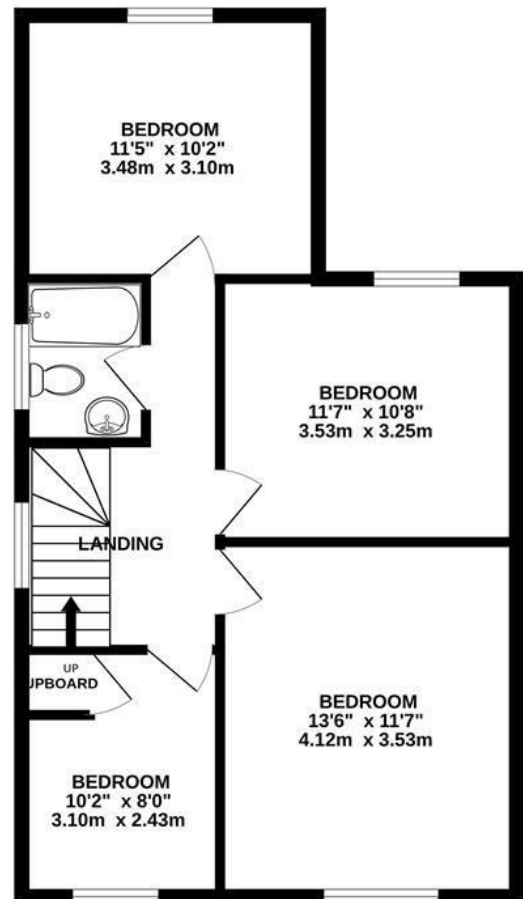




GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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