



Ibbett Mosely

1 Aviator Drive, Kings Hill, West Malling,
Kent, ME19 4ZF



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A fabulous opportunity to buy a ready made and available nearly new property, Built in 2023 this nearly new home still benefits from the builders guarantee.

Put together immaculately by the current vendor who has landscaped the rear garden and added style to the finish and look of this great home.

Benefitting from an open plan modern kitchen diner across the back looking out over the garden is exactly what buyers are looking for. Three bedrooms, one currently used as a dressing room and two bathrooms, one of which ensuite.

Two allocated spaces to the front means that you should never worry about parking on your arrival.

Guide Price £490,000

- Nearly New Three Bedroom Semi Detached House
- Open Plan Social Kitchen Diner
- Two Allocated Spaces to the Front
- Council Tax - Tonbridge & Malling Band E
- Popular Liberty Quarter - Kings Hill
- Immaculately Presented Throughout
- Quiet Cul de Sac Location
- Landscaped Private Rear Garden
- Two Bathrooms including En-suite to Master plus Downstairs Cloakroom
- EPC rating B - very efficient

Welcome to Aviator Drive, Kings Hill, West Malling - a stunning semi-detached house nestled in the popular Kings Hill Development. This nearly new property, built in 2023, boasts a modern design and immaculate presentation throughout.

As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two sleek bathrooms, there's plenty of space for the whole family to enjoy.

One of the highlights of this property is the social open plan kitchen diner, ideal for creating culinary delights while still being part of the conversation. The landscaped garden provides a tranquil outdoor space where you can unwind and enjoy the fresh air.

Convenience is key with parking available for two vehicles, making coming home a breeze. With a generous 941 sq ft of living space, this home offers a perfect blend of comfort and style.

Don't miss out on the opportunity to make this

charming property your own - book a viewing today and envision the possibilities that await in this delightful home on Aviator Drive.

Description

Available to purchase now rather than wait for a new build is this nearly new, built in May 2023 and still with a builders guarantee is this better than new option. The vendor has landscaped the garden and enhanced the finish and presentation.

The property offers great space and flow, designed to tried and tested layout with welcoming hallway with useful downstairs cloakroom. The main reception room sits to the left and benefits from a beautiful square bay window streaming light into the room, a lovely space to settle into the evening. To the rear of the ground floor is a well appointed modern kitchen diner. Socially connected as all buyers are looking for this room will become the hub of your home with a bright white kitchen with grey accents and flooring with a large space for dining facilities. Double French doors lead to and engage the garden for those lovely sunny days. An under stairs cupboard gives great

storage opportunities.

Upstairs the property carries on with the great design and offers three good sized bedrooms. The principal room is a large double room with window to the front and ensuite shower facilities with a sleek modern finish. The second and third bedrooms could work as double rooms and sit to the rear of the house overlooking the garden. Bright rooms also, the smaller of the two has been adapted by the current vendor as dressing space. A modern bathroom sits across the central landing and provides a bath with additional shower and screen to give the owner options. Again beautifully finished with modern grey tiling.

To the rear as previously mentioned is a delightful private landscaped garden with two patio areas making the most of the sun as it moves around the garden surrounding a central lawn. The current vendor uses pots to add colour and variation to the planting that can be changed from year to year to bring different looks. A great solution to those looking to keep up with modern planting ideas.

To the front is another lovely garden space with walkway to the front door after parking in the allocated two space bay directly in front of the house.

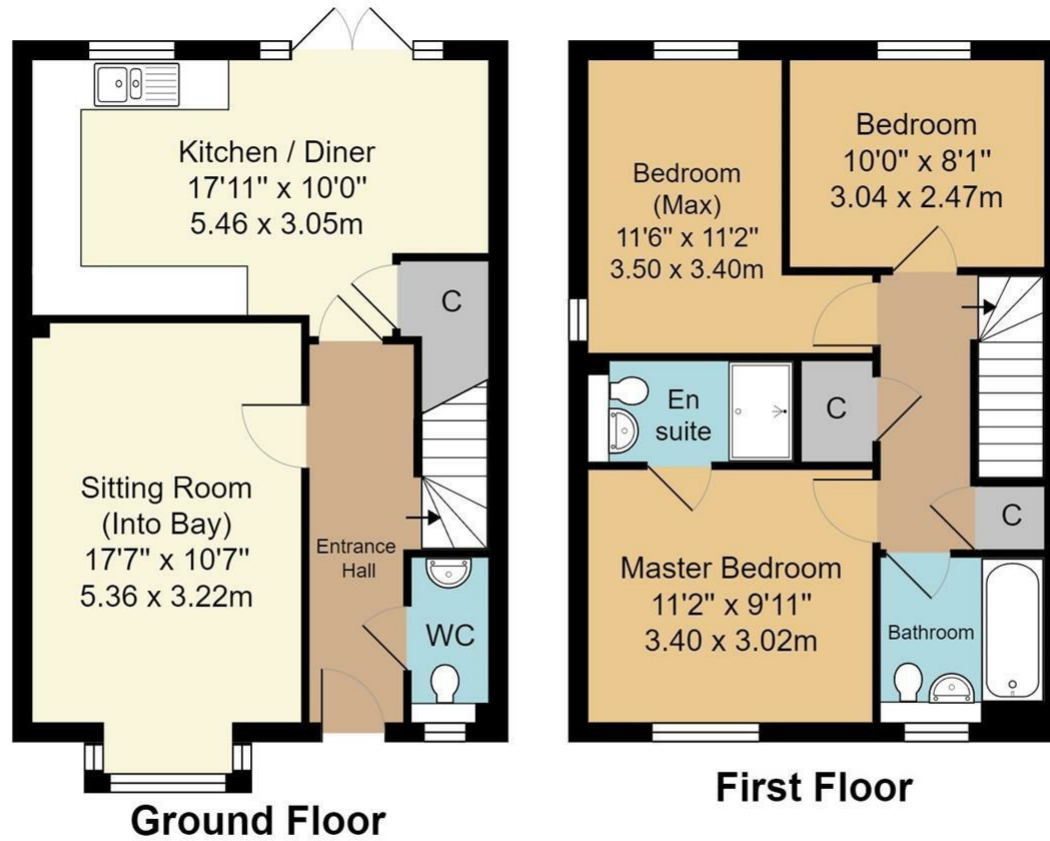
Kings Hill

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill

offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.



EPC Rating- B



Approx. Gross Internal Area 941 ft² ... 87.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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