



Ibbett Mosely

Fielding Drive, Larkfield ME20 6TY  
Guide Price £490,000





## Fielding Drive, Larkfield, ME20 6TY

**A FANTASTIC DETACHED THREE BEDROOM FAMILY HOME WITH SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION, OFF ROAD PARKING FOR SEVERAL VEHICLES AND ENCLOSED SUNNY REAR GARDEN SITUATED IN A CONVENIENT LOCATION WITHIN WALKING DISTANCE OF LOCAL SHOPS.**

- Detached Three Bedroom Family Home
- Master Bedroom with En-suite
- Two Further Bedrooms
- Modern Kitchen
- Spacious Utility Room
- Enclosed Private Rear Garden
- Tucked Away Cul-de-Sac position
- Parking For Several Vehicles
- Guide Price £490,000
- EPC rating C

Located in the sought-after area of Lunsford park, Larkfield, this modern detached house offers a perfect blend of comfort and modern living.

Upon entering, you will be greeted by an entrance area leading to the spacious lounge and the downstairs cloakroom. The lounge leads to a conservatory and the modern well fitted kitchen. From the kitchen there is a door leading to the utility area room is formed from the rear of the converted garage. Also from the kitchen is a door leading to the garden. The conservatory is a great additional feature to this property and leads to the sunny rear garden.

The property boasts three bedrooms, providing plenty of room for family members or guests. The well-appointed master bedroom has a en-suite bathroom together with a modern family bathroom ensures convenience for all, making this home a practical choice for families of all sizes.

Outside, the property benefits from a large driveway, providing ample parking for multiple vehicles. The garage area has been converted into a convenient store room. The garden offers a private retreat, perfect for enjoying the outdoors or entertaining friends and family.

Situated in a popular location, this property is close to local amenities and transport links, making it an ideal choice for those seeking a vibrant community. With its well-presented interiors and thoughtful features, this detached house on Lunsford Park is a wonderful opportunity for anyone looking to settle in this desirable area.

### ACCOMMODATION

Immaculately presented throughout and extended to now provide a great family home with open social modern spaces. One of its great features is the large open plan kitchen breakfast room to the rear overlooking the garden ideal for those who like to entertain or who have an extended family that visit. A utility room ensures all the noisy appliances are tucked away to make this room much more comfortable. Half of the original garage gives great storage.

An opened up lounge diner extending into the conservatory to the rear offers great flow and spacious accommodation in addition to the kitchen. Three double bedrooms upstairs and modernised bathroom and ensuite make this a great family home.

Externally the garden is private as is the location of the property being at the end of a cul de sac with great parking for multiple cars to the drive at the front.

### LARKFIELD

The property is located within easy walking distance of a Tesco superstore, local shops, post office, schools, library, doctors' surgeries and other amenities. There is easy access to the M20's Junction 4

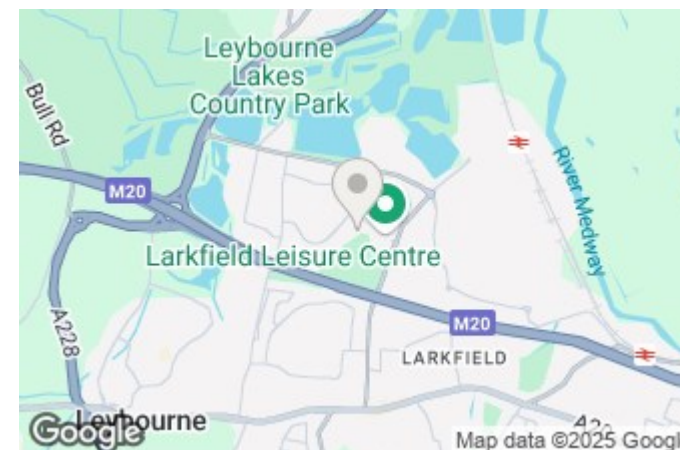
which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. The nearest stations are New Hythe (about 1 mile), Snodland (about 2 miles) and West Malling (3 miles).

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as a great selection of restaurants and public houses. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well-regarded state and independent schools in the area. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

TONBRIDGE & MALLING BOROUGH COUNCIL  
Band E

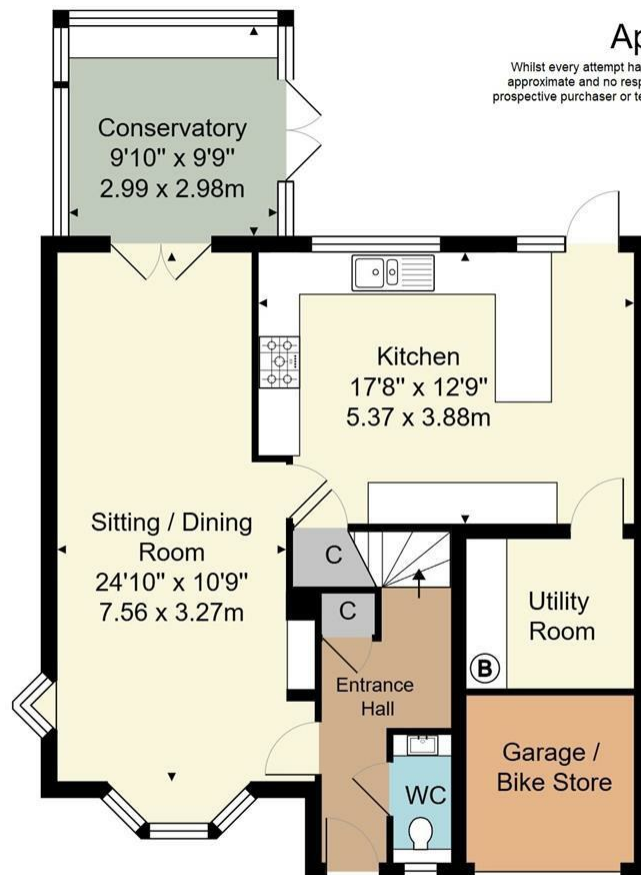
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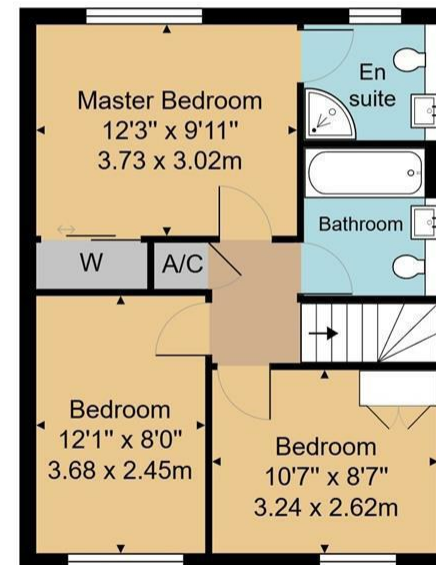




**Ground Floor**

**Approx. Gross Internal Area 1310 ft<sup>2</sup> ... 121.7 m<sup>2</sup>**

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.



**First Floor**

**Ibbett Mosely**

**West Malling 01732 842668**

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