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Village Houses

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**8 WEAVERS CLOSE
STAPLEHURST
KENT
TN12 0SF**

PRICE £365,000 FREEHOLD



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8 WEAVERS CLOSE, STAPLEHURST, KENT, TN12 0SF

LOCATED IN A QUIET CUL-DE-SAC THIS WELL PRESENTED DETACHED THREE/FOUR BEDROOM FAMILY HOME OFFERS GREAT POTENTIAL TO ENLARGE (STPP). CONVIENTLY POSITIONED WITHIN EASY WALKING DISTANCE TO THE VILLAGE SHOPS AND AMENITIES. REQUIRING SOME REFURBISHMENT. CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, FAMILY ROOM/BEDROOM FOUR (former garage), LANDING, THREE BEDROOMS, BATHROOM, ATTRACTIVE GARDENS AND PARKING FOR SEVERAL CARS.

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst head north on A229 towards Maidstone, approximately 0.4 miles turn right at the main crossroads onto Headcorn Road, take the second right hand turning onto Slaney Road proceed a short while and bear right onto Weavers Close, the property is located on the right hand side with out for sale board outside.

DESCRIPTION

A great opportunity to acquire a three/four bedroom detached property with plenty of scope to extend, subject to necessary planning consents. Although some modernisation is required this is a fabulous family home offering flexible living accommodation. The former garage is now used as a bedroom come games room but could be utilised for addition dining or office/study purpose. The rooms are well proportioned with a generous kitchen/dining section opening to the pretty fence enclosed rear garden, The bedrooms are all bright and airy with two doubles and one single. The property benefits from gas central heating and double glazing throughout.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately nine miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation with approximate dimensions comprises: -

ENTRANCE HALL

Approached through front door and porch area. Staircase to first floor landing. Understairs cupboard. Decorative covered radiator. Doors through to:



KITCHEN/DINING ROOM

A selection of wall and base units. Range cooker with extractor hood atop. Worktops. Part tiled walls. Integrated fridge/freezer, dishwasher and microwave. Window to rear. Part glazed door to side and panelled glazed doors opening through to rear garden. Wood effect laminate flooring. Ceiling lighting.



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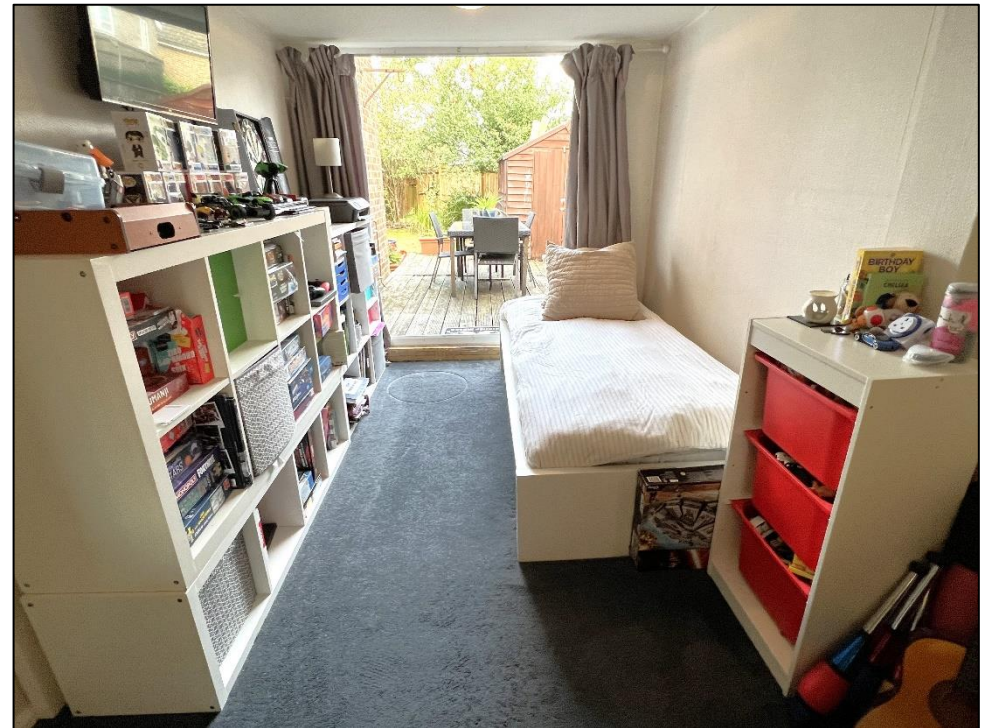
LIVING ROOM

Window to front aspect. Fitted carpeting. Ceiling lighting.



PLAYROOM/BEDROOM FOUR (former Garage)

Flexible living space. Currently used as a bedroom/playroom but could be utilised for additional dining area. Double glazed doors open to decking and rear garden. Built-in storage. Fitted carpeting. Ceiling lighting.



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STAIRCASE TO FIRST FLOOR LANDING.

Fitted carpeting. Airing cupboard. Access to loft area

BEDROOM ONE

Window to rear.
Fitted carpeting.
Ceiling lighting.



BEDROOM THREE

Window to rear.
Fitted carpeting.
Ceiling lighting.

BEDROOM TWO

Window to front.
Fitted carpeting.
Ceiling lighting.



FAMILY BATHROOM

Opaque window to rear.
Panelled bath.
Shower attachment over.
Pedestal sink.
WC.
Part tiled walls.
Towel radiator.
Ceiling lighting.

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OUTSIDE

The front garden comprises a variety of flower and shrub borders, a gravelled area providing off road parking and a bin store. There is additional parking in front of the former garage.

The fence enclosed rear garden is mainly laid to lawn with an array of attractive shrub and flower borders plus a shed. There is a decking area adjacent to the kitchen just perfect for alfresco dining with family and friends.



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

SERVICES: Mains electricity, gas and water.

COUNCIL TAX:

Maidstone Borough Council Tax Band D

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.



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FLOORPLANS

Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)

