

RADFORDS

ESTATE AGENTS

11 WEAVERS CLOSE, STAPLEHURST, KENT, TN12 0SF



PRICE £365,000 FREEHOLD



AN OPPORTUNITY TO ACQUIRE A SPACIOUS AND EXTENDED SEMI-DETACHED PROPERTY IN A QUIET CUL DE SAC POSITION WITHIN THE VILLAGE OF STAPLEHURST

ENTRANCE HALL, SITTING ROOM, KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY ROOM, CLOAKROOM, LANDING, 3 BEDROOMS, BATHROOM, LARGE GARAGE AND GARDENS FRONT AND REAR

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VIEWING

Strictly by appointment through the Agent as above.

DIRECTIONS

From Staplehurst proceed to the main traffic lights in the village, turn into Headcorn Road and take the second turning into Slaney Road and first right into Weavers Close and the property will be found at the end of the cul de sac.

DESCRIPTION

An opportunity to acquire an extended semi-detached property offering spacious family living accommodation having been carried out to a high standard. The kitchen has been replaced recently as has the central heating boiler. Well presented. We'd recommend an internal inspection, one of the features being the quiet position and the longer than average garage as well.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, new Sainsburys and Argos, 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 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

The accommodation with approximate dimensions comprises:

Entrance porch with replacement double glazed door opening through to :

ENTRANCE HALL

With double radiator, ceramic tiled flooring, understairs cupboard. Door opening to:

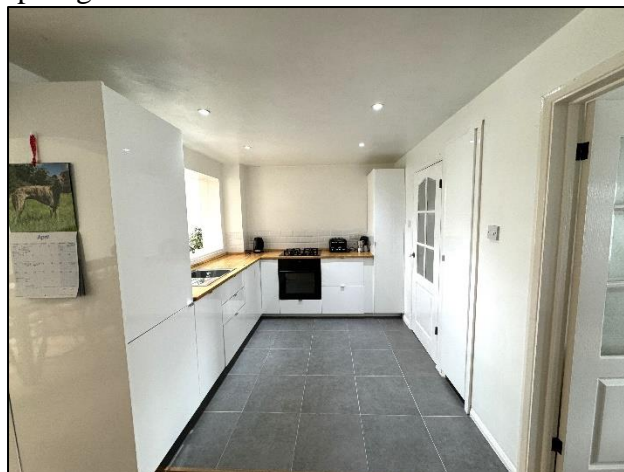
SITTING ROOM

13'9" x 11'1". With double glazed window to front with venetian blind. Radiator. Fitted carpeting.



KITCHEN/BREAKFAST ROOM

17'6" x 8'10". Kitchen area with range of quality base units with specialist hardwood work top surfaces. Inset single drainer and sink unit. Integrated ceramic gas hob with matching oven under. Integrated fridge freezer and dishwasher. Tiled splashbacks. Ceramic flooring. Fitted spotlights.



Breakfast area with wood laminate flooring. Panelled radiator. Note: There is an open area leading to:

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DINING ROOM

17'4" x 10'2". Window to rear and double patio doors opening onto rear garden. Two panelled radiator. Velux roof light. Wood laminate flooring.



BEDROOM ONE

11'4" x 10'5" narrowing to 8'3" Window to front. Radiator. Carpeting.



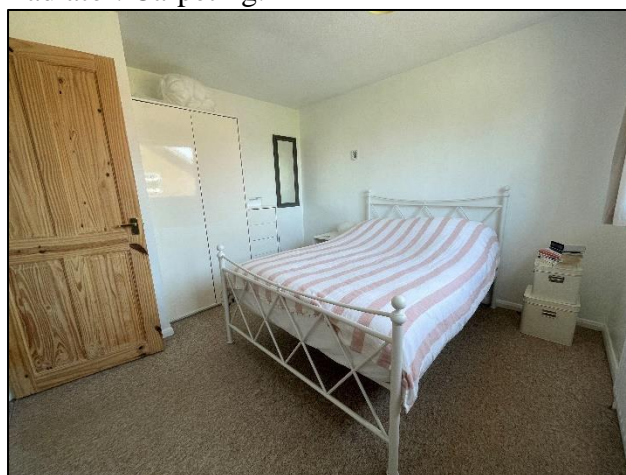
UTILITY ROOM

11'9" narrowing to 8'1" x 7'10". Window to rear and door to garden. Replacement Worcester gas fired boiler servicing domestic hot water and central heating. Fitted out with units with stainless steel single drainer, sink unit with work top area. Space and plumbing for washing machine. Radiator. Ceramic tiled flooring.



BEDROOM TWO

11'6" narrowing to 8" x 10'8". Window to rear. Radiator. Carpeting.



CLOAKROOM

Low level WC suite. Hand wash basin. Tiled flooring

STAIRCASE

Leading to first floor landing, carpeting, deep airing cupboard. Access to insulated loft area.

11 WEAVERS CLOSE, STAPLEHURST, TN12 0SF

BEDROOM THREE

8'9" x 8'5" with window to front. Radiator. Carpeting.



BATHROOM

Panelled bath with shower attachment. Pedestal wash basin. Low level WC suite. Chrome heated towel rail. Tiled splashbacks. Window to rear.



OUTSIDE

The property has an area of paved frontage with parking and front garden area.

GARAGE

22'4" x 8'4"

With up and over door. Light and power.

To the rear of the property, the garden is laid mainly to patio and there are established flower borders, vegetable garden Note: the plants in pots will not be included in the sale



COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating : D

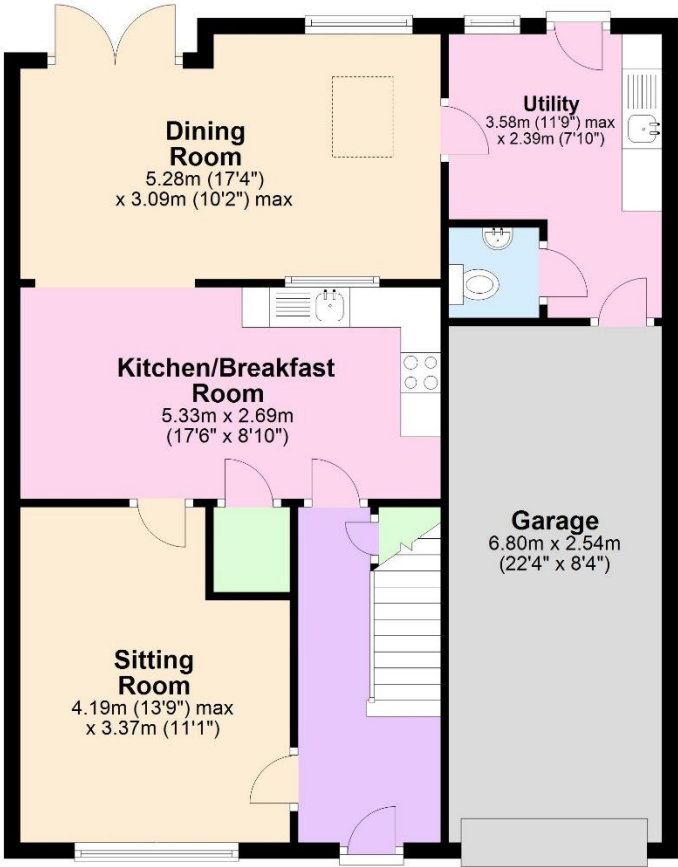
MONEY LAUNDERING REGULATIONS

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.

FLOOR PLANS

Ground Floor



First Floor



Total area: approx. 98.2 sq. metres (1056.8 sq. feet)