

RADFORDS
ESTATE AGENTS

Village Houses



**95 GREAT THREADS
STAPLEHURST
KENT
TN12 0FJ
PRICE £475,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU



enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

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A BEAUTIFULLY PRESENTED DETACHED THREE BEDROOMED FAMILY HOUSE ON POPULAR VILLAGE RESIDENTIAL DEVELOPMENT AND IMMACULATE THROUGHOUT

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, GARAGE, CAR PARKING AND GARDENS

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, turn into Headcorn Road and upon approaching the end of the village the entrance to Great Threads will be found on the left. Continue along Great Threads until the very end and the property will be found just before the end of the road on the right-hand side.

DESCRIPTION

Situated on the outskirts of the popular Wealden village of Staplehurst. The accommodation is spacious and well-planned. The rear garden is secluded. The property has a good-sized garage with parking for multiple cars. Fully fitted out to a high standard. An internal inspection is highly recommended.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys 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 9 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:

Front door with leaded light panel to:

ENTRANCE HALL

Laminate flooring. Radiator. Understairs Cupboard.



CLOAKROOM

Window to front. WC. Corner hand wash basin. Radiator. Laminate flooring.

LIVING ROOM

Double glazed leaded windows to front. Radiator. Fitted carpeting.



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KITCHEN/DINING ROOM

Patio doors and window to rear. Laminate flooring. Column radiator. Ceiling spotlights. The kitchen is fitted out with a range of quality base and eye level units with worktop surfaces and inset stainless steel 1½ bowl sink unit with mixer tap. Integrated AEG gas hob with extractor hood over and matching AEG oven. Under lighters. Integrated fridge freezer. Bosch dishwasher.



STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Window to side. Radiator. Cupboard housing Logic gas-fired boiler serving domestic hot water and central heating. Access to insulated loft area.

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BEDROOM 1

Window to front. Radiator. Fitted carpeting. Quality built-in fitted wardrobe cupboards.



ENSUITE

Window to side. WC. Hand wash basin. Walk-in shower cubicle. Chrome heated ladder style towel rail. Shaver point. Wall mirror.



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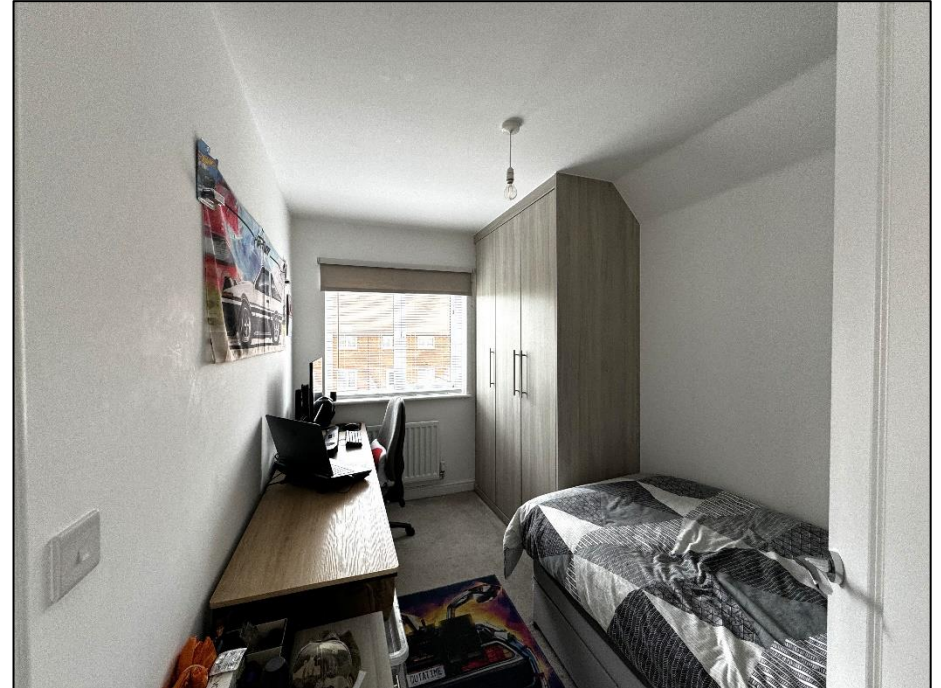
BEDROOM 2

Window to rear. Radiator. Built-in quality wardrobe cupboards. Fitted carpeting.



BEDROOM 3

Window to rear with fitted venetian blinds. Radiator. Built-in wardrobe cupboards. Fitted carpeting.



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FAMILY BATHROOM

Window to front. Laminate flooring. Panelled bath with screen and fitted shower. Hand wash basin. WC. Chrome heated ladder style towel rail. Shaver point. Fitted spotlights. Airing cupboard.



OUTSIDE

The property enjoys a landscaped front garden with driveway providing parking for at least three cars with additional parking space in road. Access to detached garage with up and over door, light and power. The front garden is laid to lawn with paved area and herbaceous shrubs. To the rear of the property is a paved terraced area with newly laid grass. The garden is fully fenced. Useful area behind garage.

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AGENTS NOTE

The property was built in 2022 and has 8 years remaining of the NHBC warranty.

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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.

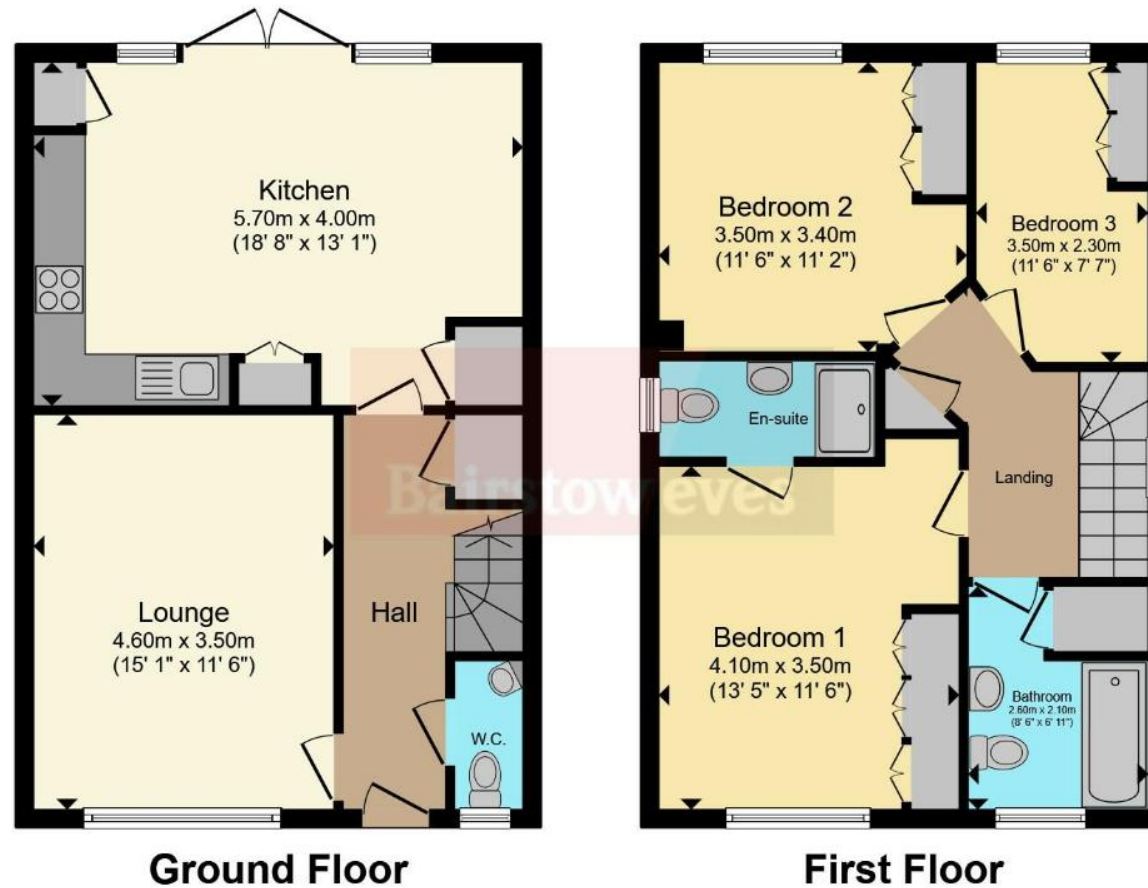
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

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FLOORPLANS



Total floor area 99.1 m² (1,067 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.