

**RADFORDS**  
ESTATE AGENTS

*Village Houses*



**9 NEWLYN DRIVE  
STAPLEHURST  
KENT  
TN12 0DA  
PRICE £450,000 FREEHOLD**



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

rightmove

onTheMarket.com

Zoopla

PrimeLocation.com

APPROVED CODE

The Property Ombudsman

RLA

CMP

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## 9 NEWLYN DRIVE, STAPLEHURST, KENT, TN12 0DA

**A SPACIOUS AND EXTENDED SEMI-DETACHED PROPERTY WITH ADDITIONAL ANNEX ACCOMMODATION IN QUIET POSITION ON VILLAGE RESIDENTIAL DEVELOPMENT AND SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA**

**ENTRANCE VESTIBULE, HALL, LIVING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, UTILITY AREA, DOWNSTAIRS BEDROOM WITH ENSUITE, LANDING, THREE BEDROOMS, SHOWER ROOM, GARAGE, GOOD-SIZED GARDENS, GARAGE AND CAR PARKING**

### VIEWINGS

Strictly by appointment with the Agent as above.

### DIRECTIONS

From the centre of Staplehurst proceed to the main traffic lights, continue in the Maidstone direction and turn right into Fishers Road. Take the first right into Newlyn Drive, continue and bear to the left and the property will be found a short way along with our For Sale board outside.

### DESCRIPTION

An opportunity to acquire a spacious family home with the benefit of an additional annex area if required or providing 4<sup>th</sup> bedroom with ensuite bathroom on ground floor. Situated on a popular small development within the village. In recent years the property has had replacement double glazing and gas-fired central heating. Additionally, there is ample car parking space for several cars. The annex area is self-contained in required. An internal inspection is highly recommended to appreciate the accommodation on offer.

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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### ENTRANCE VESTIBULE

Approached through double glazed replacement door. Opening to:

### HALL

Radiator. Fitted carpeting. Understairs cupboard. Door off to:

### STUDY

Double glazed window to front with fitted blind. Fitted out with office furniture, cupboard and book shelving. Fitted carpet. Radiator.

### LIVING ROOM

Window to front with fitted blinds. Two radiators. Fitted carpeting. York stone fireplace with open hearth and adjoining shelves. Arch through to:

### DINING ROOM

Window to rear and patio doors opening onto rear garden. Fitted carpeting. Radiator.

### KITCHEN/BREAKFAST ROOM

Window to rear. Spacious with base and eye level units with stainless steel single drainer 1½ bowl sink unit. Integrated dishwasher. Fitted hob and unit with oven and extractor over. Breakfast bar area. Door leading through to:

### UTILITY AREA

Radiator. Fitted out with Valliant gas-fired boiler serving domestic hot water and central heating. Plumbing for washing machine and tumble dryer. Sink unit with stainless steel single drainer. Door opening through to:

### BEDROOM 4

Window to rear and patio door opening onto garden with blinds. Fitted carpeting. Radiator. Door off to:

### ENSUITE

Shower cubicle. Hand wash basin. WC. Heated towel rail. Cupboard.

### STAIRCASE

Fitted carpeting. Leading to:

### LANDING

Window to rear. Cupboard. Access to insulated loft area.

### BEDROOM 1

Double aspect with window to front and rear. Radiator. Fitted carpeting. Built-in wardrobe cupboards, dresser unit and bedhead.

### BEDROOM 2

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

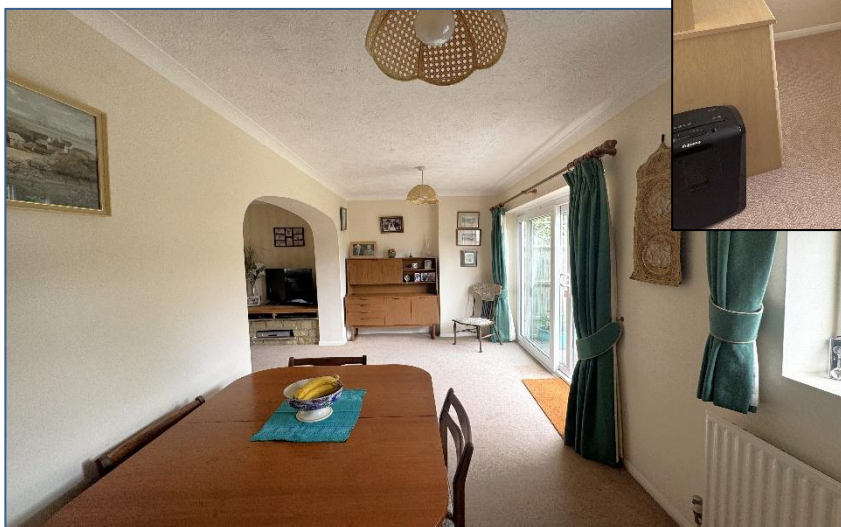
### BEDROOM 3

Window to front. Radiator. Fitted carpeting. Built-in wardrobe cupboard.

### FAMILY SHOWER ROOM

Window to front. Walk-in shower. Hand wash basin. WC. Shaver light. Radiator.

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### OUTSIDE

The front of the property enjoys a good area of paved car parking for at least four cars and area of front garden laid to lawn. There is a garage with up and over door, light, power and personal door. The garden to the rear has an area of paved terrace, lawn and established shrubs and bushes. Garden shed.

### COUNCIL TAX

Maidstone Borough Council Tax Band D

### ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

### 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.

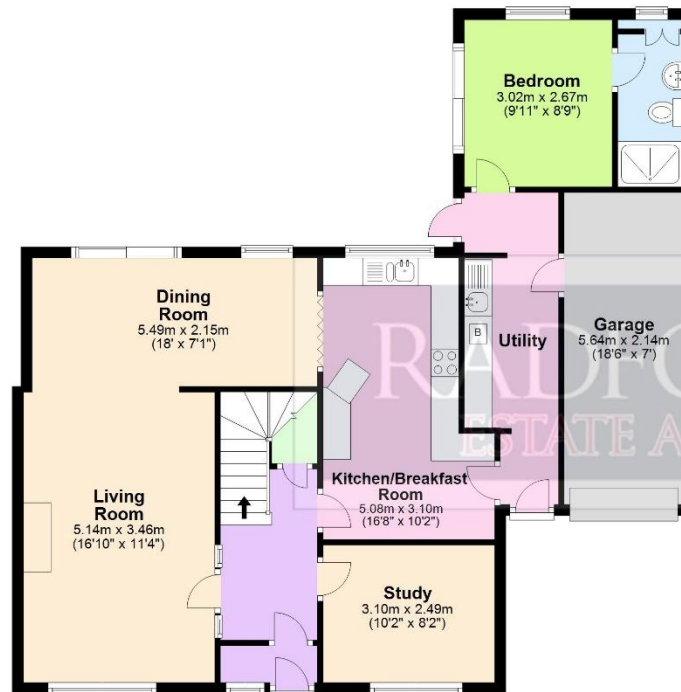
*These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, 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



First Floor



Total area: approx. 131.3 sq. metres (1413.1 sq. feet)

Note - Dimensions are approximate  
Total area includes garage

Plan produced using PlanUp.