

RADFORDS
ESTATE AGENTS

Village Houses



**1 DAWKINS DRIVE
STAPLEHURST
KENT
TN12 0FZ
PRICE £389,950 FREEHOLD**



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



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

1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

A SPACIOUS AND RECENTLY CONSTRUCTED THREE BEDROOMED SEMI-DETACHED HOUSE IN STAPLEHURST WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM AREA, LANDING, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM AND GARDEN

VIEWINGS

Strictly by appointment with the Agent as above.

DIRECTIONS

From the centre of Staplehurst proceed to the main crossroads, turn into Marden Road and continue to the roundabout and turn right into Hegarty way. Take the first left into Dawkins Drive and the property will be found a short way along on the left-hand side.

DESCRIPTION

A deceptively spacious modern three bedroomed semi-detached house built by David Wilson Homes. The property is located on the popular Dickens Gate development. Ideal for London commuters, the property benefits from excellent transport links including a mainline station which is approximately 10 minutes walking distance away.

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.



1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

ENTRANCE HALL

Approached through front door. Radiator. Laminate flooring.

CLOAKROOM

7'2" x 2'9". Hand wash basin. WC. Radiator. Laminate flooring.

LIVING ROOM

15'6" x 10'9". Double doors opening onto rear garden. Two radiators. Fitted carpeting.

KITCHEN/DINING ROOM AREA

Overall measurement: 18'7" x 11'11".

Kitchen Area:

Window to front. Radiator. The kitchen area is fitted out with a range of base and eye level units incorporating stainless steel single drainer sink unit. Integrated dishwasher, washing machine, fridge freezer, gas hob and oven.

Dining Area:

Window to side.

STAIRCASE

Leading to:

LANDING

Fitted carpeting.

BEDROOM 1

15'6" x 11'7". Window to rear. Fitted carpeting. Radiator.

ENSUITE

Walk-in shower. Hand wash basin in vanity unit. WC. Radiator.

BEDROOM 2

11'8" x 8'7". Window to front with fitted blind. Radiator. Fitted carpeting. Wardrobe cupboards.

BEDROOM 3

8'3" x 6'7". Window to front. Fitted cupboard.

FAMILY BATHROOM

8'7" x 5'11". Panelled bath. Hand wash basin. WC. Heated towel rail.

OUTSIDE

The property enjoys an area of frontage with allocated car parking spaces. Side access to rear garden which is laid to lawn with established borders, patio and shed. Outside tap.

COUNCIL TAX

Maidstone Borough Council Tax Band

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ



1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ



1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ



1 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

FLOORPLANS



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.