



Spring Gardens,  
Sutton Valence ME17 3YE  
Offers In The Region Of £825,000

**COLES**  
TOWN & COUNTRY  
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This is a stunning, 3/4 bedroom, detached, family home. The home is located on the beautiful and well-maintained development in Sutton Valence.

Spring Gardens is well-placed to access the convenience stores in the local village, whilst there are a selection of local pubs within walking distance, including The Plough Inn and The King's Head. Further afield, the larger town of Maidstone is a short two-mile drive away from the development and hosts a variety of high street retailers, restaurants and bars across two shopping centres - The Maidstone Mall and Fremlin Walk Shopping Centre. A number of leisure facilities are also available in the town centre providing entertainment for all families, including Hazlitt Theatre and Lockmeadow Entertainment Centre.



### **A more detailed description:**

On the first floor, there is a generous and luxury kitchen/ diner area with bi-fold doors leading to the patio and rear garden.

Off the kitchen there is a spacious utility room with wall and floor units and an additional back door. Further to the ground floor you have a spacious, modern living room with the added benefit of a working woodburner. There are two large storage cupboards and then a ground floor double bedroom with en-suite.

Upstairs are three bedrooms two large doubles both with built-in wardrobes and a nursery room, a family bathroom and en suite to the principal bedroom.

Externally there is parking for 4 cars, with a large single garage with electric door, within the garden there is a newly fitted annexe which is a fabulous entertaining space or very large home office.

### **Energy and Efficiency**

#### **Solar Panels**

Solar panels convert energy from sunlight into a clean and renewable source of energy to power households. Photovoltaic cells within the panels turn sunlight into electricity, which is then stored for use. The implementation of solar panels via GSE Integrated ensures that residents can significantly reduce their use of fossil fuels, as energy requirements can be partially met using solar power. Not only do solar panels benefit the planet by reducing fossil fuel usage which creates harmful CO2 emissions, but they also help to reduce energy bills. Using the natural world to fuel the home via solar panels is extremely beneficial given our current environmental and financial climate.

### **Electric Car Charging Ports**

The Property features an electric car charging port accessible via the property's spacious external garage. This means residents can charge their electric vehicles with ease, from home, avoiding fuel costs with the added benefit of zero emissions.

### **Heat Retention to Lower Energy Usage**

Loft Insulation and argon filled double-glazing both play an important role in retaining household warmth. The property benefits from both of these environmentally friendly additions which keep houses naturally warmer, reducing the need for central heating in turn. Argon gas is denser than air and has thermal properties that boost insulation and reduce condensation when added to the glass unit within double-glazed windows.

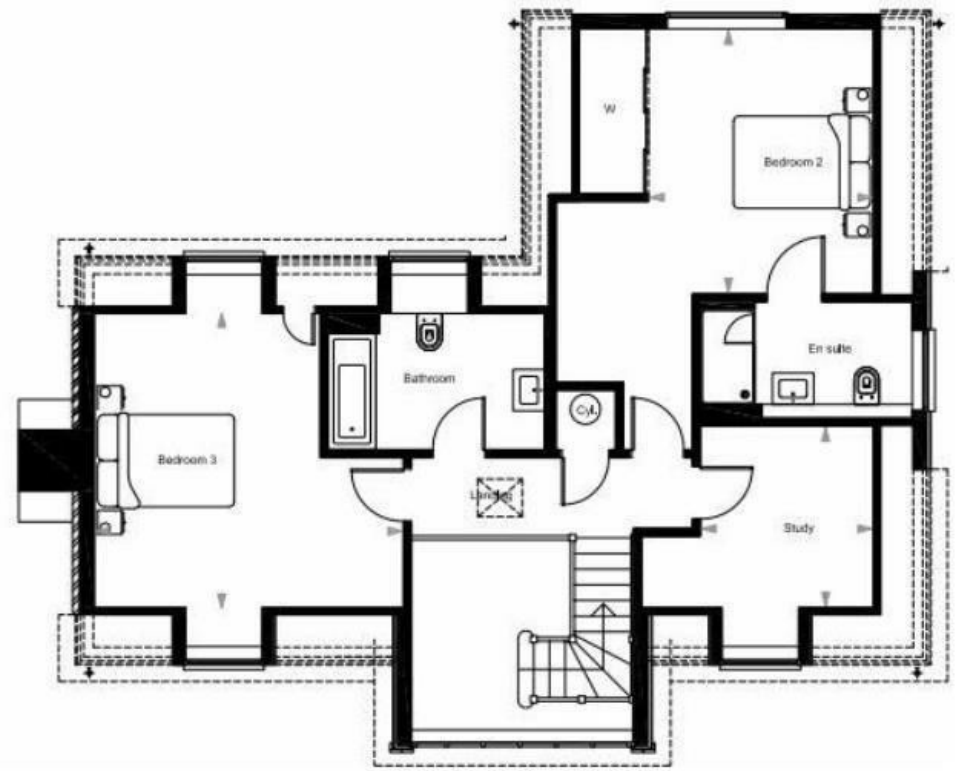
### **Location:**

For commuters, Spring Gardens has convenient transport links. From nearby Headcorn Station, direct trains to London Charing Cross take just over an hour, whilst London Victoria can be reached directly from nearby Hollingbourne Station. By road, the M20 is just four miles from home, connecting residents to the wider motorway network and providing easy access to Gatwick and Heathrow airports.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Location Map

