



Dawkins Drive, Staplehurst, TN12 0FZ

£375,000



Welcome to Dawkins Drive, Staplehurst - a charming location for this delightful new build house. This property boasts a spacious 1,076 sq ft of living space, perfect for a family looking for comfort and style.

As you step inside, you are greeted by a well-designed layout featuring 1 reception room and 3 inviting bedrooms, offering ample space for relaxation and entertainment. The modern kitchen is a highlight, equipped with plenty of wall and base units along with integrated appliances, making meal preparation a breeze.

One of the conveniences of this property is the parking space for 2 cars, along with an EV charging point. Additionally, the south facing landscaped garden with side access and electric ports provides a lovely outdoor space for leisure and gatherings.

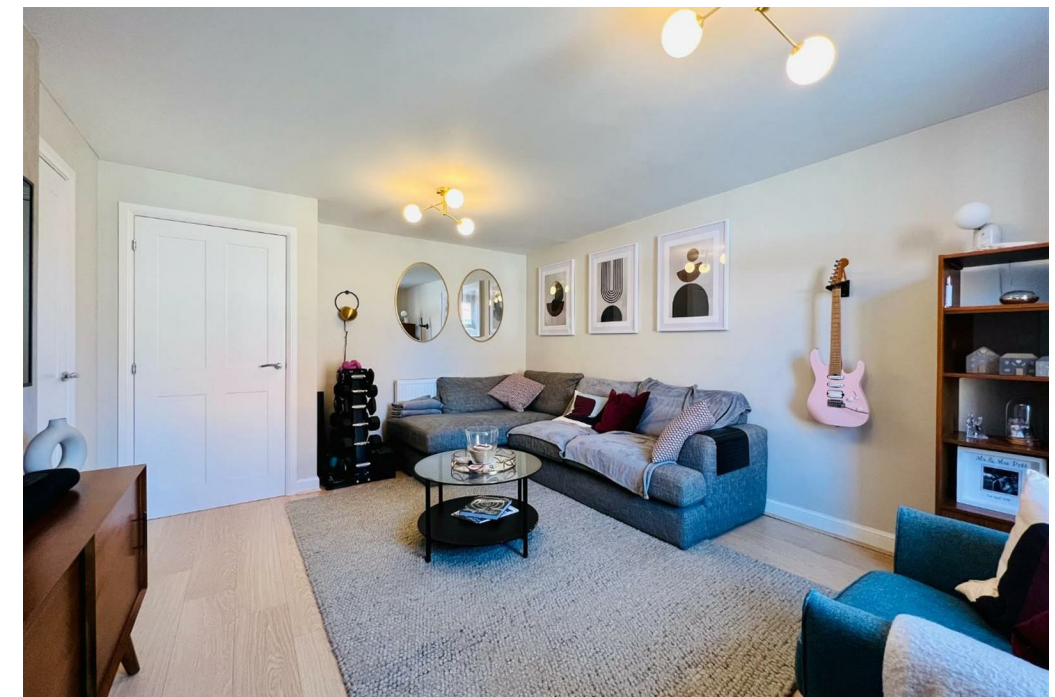
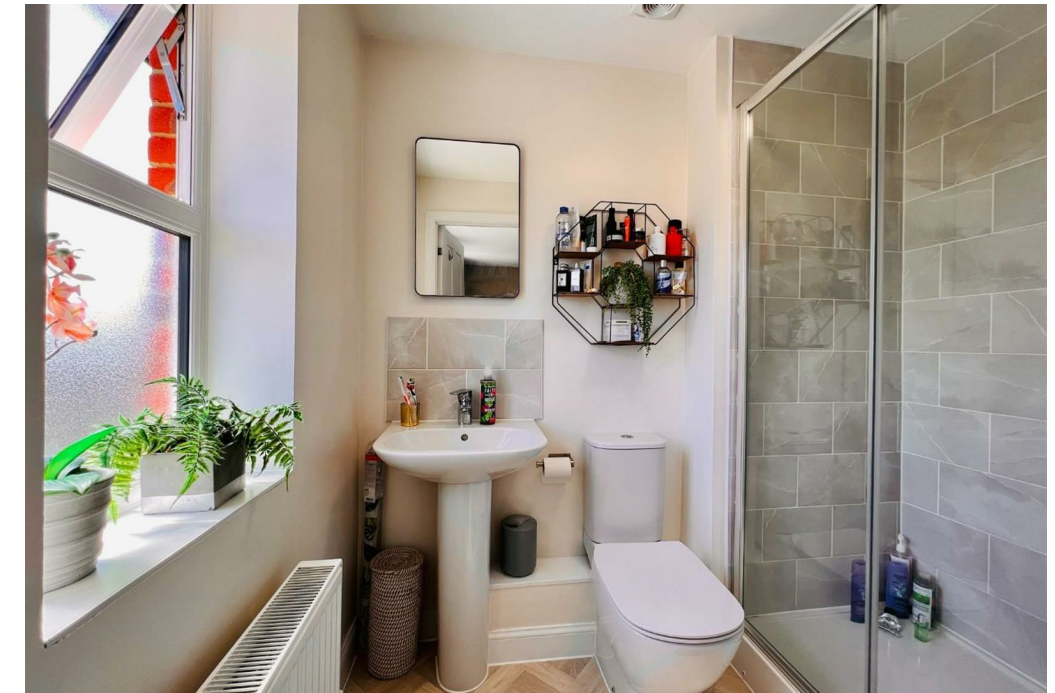
Built in 2019, this 3-bedroom semi-detached house comes with a 5-year NHBC guarantee, ensuring peace of mind for the new owners. The presence of a downstairs WC and ensuite to the master bedroom, adds to the practicality of this home, making it a well-rounded choice for those seeking comfort and convenience.

Don't miss out on the opportunity to make this house your home, where modern living meets functionality in a desirable location. Contact us today to arrange a viewing and envision the possibilities that await you at this lovely property on Dawkins Drive.

All mains services are connected, but none have been tested by the agent.

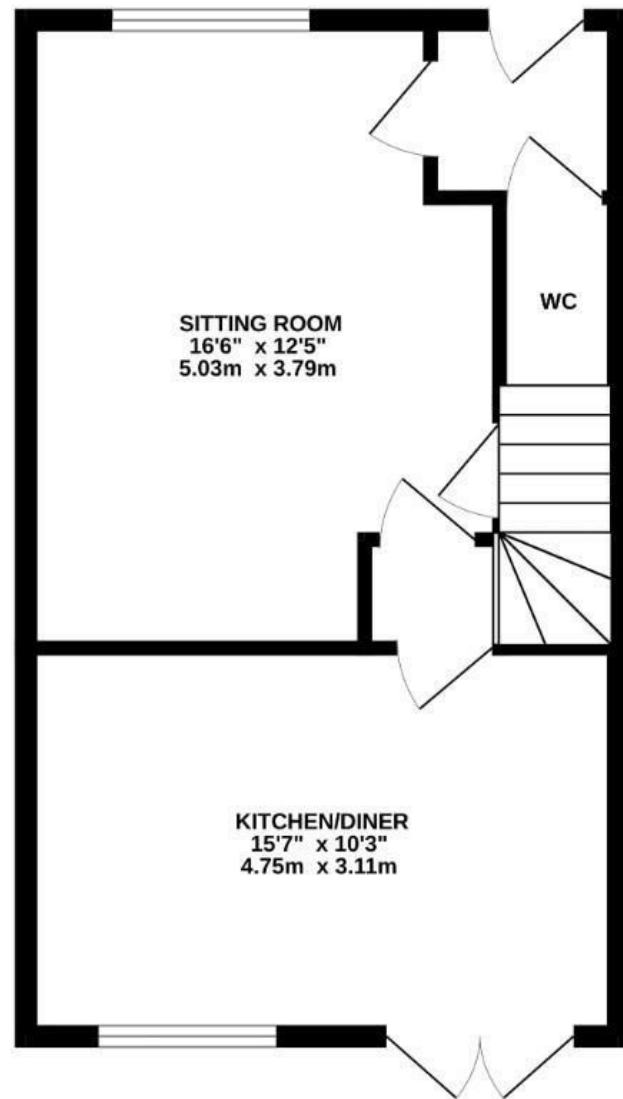
Flood Risk: Very low Each year, there is a chance of flooding of less than 1 in 1000 (0.1%)

Average Broadband Speed - Fibre 2 broadband 67 mbps

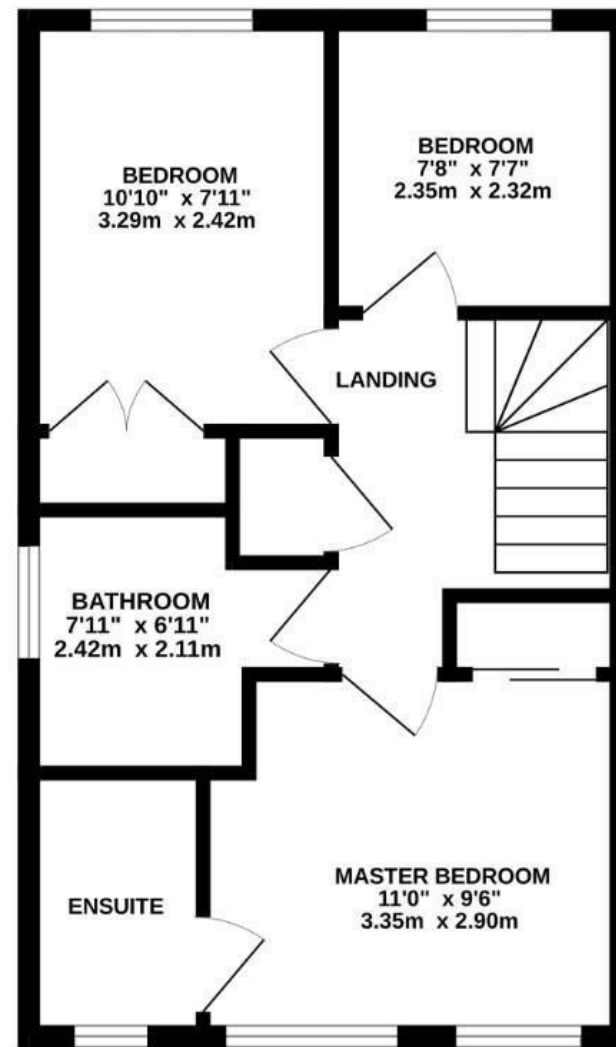




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: D

- 5 YEAR NHBC GUARANTEE
- TRAIN STATION APPROX 1KM
- MASTER EN-SUITE SHOWER ROOM
- DOWNSTAIRS WC
- SOUTH FACING LANDSCAPED GARDEN
- FULLY SERVICED BOILER
- PARKING FOR 2 WITH EV CHARGING PORT
- INTEGRATED APPLIANCES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.