



**3 Hawthorn Close, Maidstone, Kent, ME15 8GP**  
**Price £550,000**

Welcome to this stunning modern built 4 bedroom detached house located in the gated development of Hawthorn Close which consists of just 4 houses giving a sense of exclusivity. Spanning nearly 1,600 sq ft, the property offers ample space for comfortable living and entertaining.

The ground floor boasts a spacious entrance hall with bespoke glass balustrade which adds a touch of elegance and modernity to the interior, leading to a generous triple aspect sitting room with French doors leading to the rear garden, dual aspect dining room, cloakroom, and a contemporary kitchen/breakfast room with the upgraded granite worktops. Upstairs, 4 spacious bedrooms await, with the principal and second bedroom boasting modern en-suite shower rooms, whilst a contemporary family bathroom completes the first floor.

One of the standout features of this property is the Quality Aluminium Veranda to the side, providing a charming outdoor space to enjoy al fresco dining or simply unwind in the South facing garden. The golf putting green is a unique addition, perfect for golf enthusiasts or those looking to practice their putting skills in the comfort of their own home, whilst the remainder of the garden is mainly laid to lawn with established trees and shrub borders. In addition there's a convenient shed and side access to the garage. Parking is available for 3 vehicles in total with 2 in the front of the garage which has an electric roller shutter door. Solar panels on the roof are an added bonus which contribute to the running costs of the home. Tenure: Freehold. EPC Rating: B. Council Tax Band: F.



## LOCATION

The development where the property is situated was constructed approximately 8 years ago and is located on the outskirts of Maidstone. It benefits from various local amenities, including two mainline train stations within Maidstone and easy access to the M20 motorway. Local shopping facilities, junior schools, pubs, restaurants, and leisure facilities are all conveniently close by. Furthermore, the development is within easy travel distance of both Leeds Castle and Mote Park.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Sitting Room

Dining Room

Kitchen/Breakfast Room

Cloakroom

### First Floor:

Bedroom One

En-suite Shower Room

Bedroom Two

En-suite Shower Room

Bedroom Three

Bedroom Four

Bathroom

EXTERNALLY


Driveway

Garage

Rear Garden

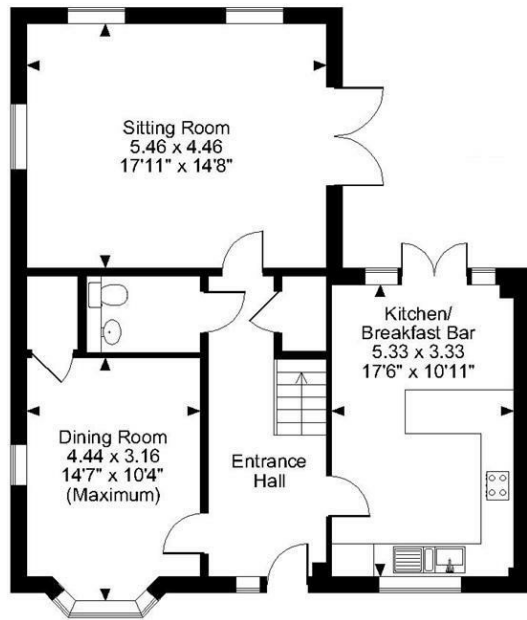
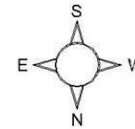
## VIEWING

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

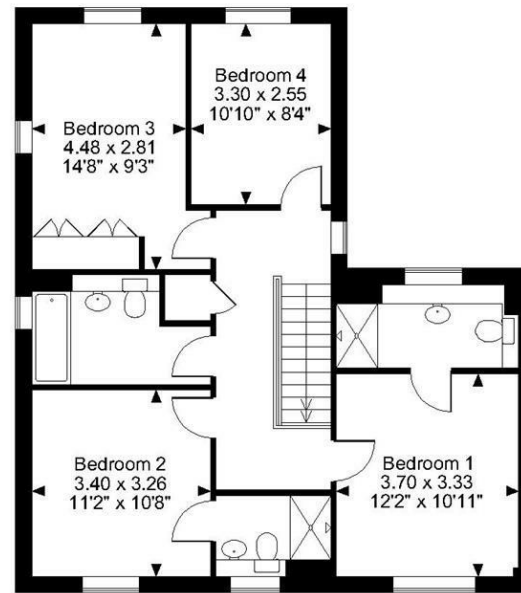
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>87</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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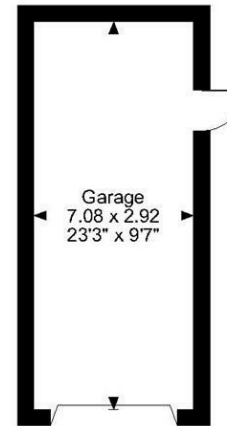
**Hawthorn Close, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1573 Sq Ft/146 Sq M**  
**Garage = 223 Sq Ft/21 Sq M**  
**Total = 1796 Sq Ft/167 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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