



**5 Roseacre Gardens, Bearsted, Maidstone, ME14 4JF**  
**Offers In The Region Of £825,000**



This attractive, well planned detached house is nestled in a highly desirable cul-de-sac just off Roseacre Lane, alongside just five other individual detached homes.

The property, built approximately 40 years ago by the prestigious Berkeley Homes, boasts a spacious sitting room, a separate dining room, a delightful conservatory, a sizable kitchen/breakfast room, a utility room, a study, and a convenient downstairs cloakroom on the ground floor. Upstairs, there are 4 good sized bedrooms, including the principal bedroom with a contemporary en-suite shower room, as well as a modern family bathroom.

Outside, the property features a beautiful front garden, gracefully running along the driveway with parking for two vehicles, leading to the detached double garage. The well-maintained rear garden provides a private oasis, ideal for hosting gatherings with a large patio seating area, expansive lawn, and mature borders and beds. This property offers a perfect blend of comfortable living spaces and impressive outdoor surroundings. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



## LOCATION

Situated in the centre of Bearsted, ideally located to take full advantage of all local amenities, including convenient transport links via a mainline train station and access to the M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham Junior & Roseacre Primary Schools, and just a short walk from the picturesque Village Green with a selection of excellent pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are easily accessible.

## ACCOMMODATION

### Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Conservatory

Dining Room

Kitchen/Breakfast Room

Utility Room

Study

### First Floor:

Landing

Principal Bedroom

En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

### EXTERNALLY


Detached Double Garage

Driveway

Front and Rear Garden

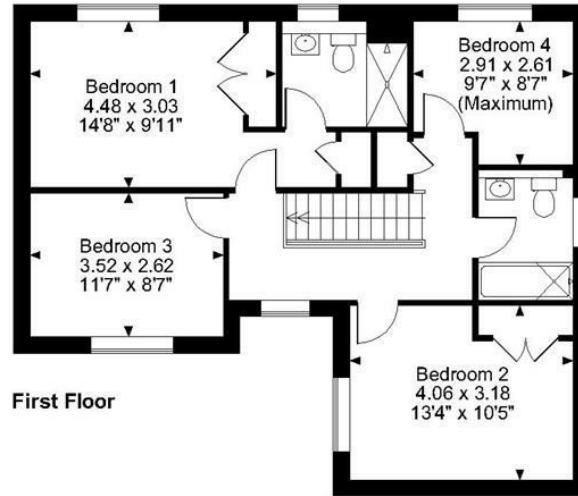
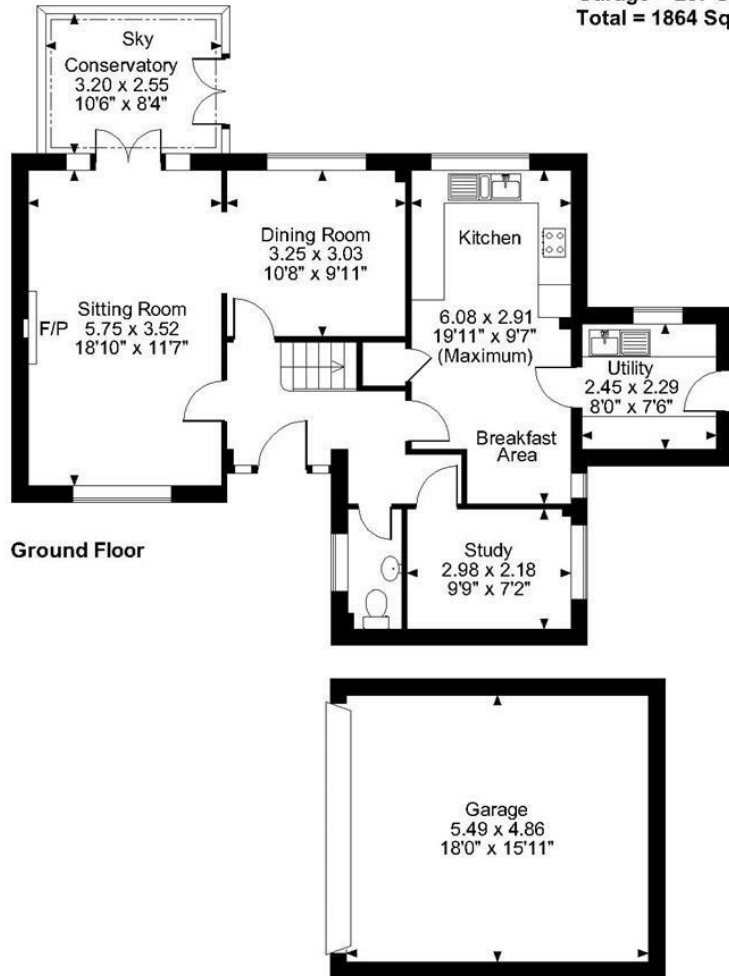
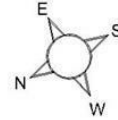
### VIEWING

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>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>68</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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**Roseacre Gardens, Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1577 Sq Ft/146 Sq M**  
**Garage = 287 Sq Ft/27 Sq M**  
**Total = 1864 Sq Ft/173 Sq M**



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