



Mallings Drive, Bearsted, Maidstone, Kent, ME14 4HD
Offers In Excess Of £650,000



**** GUIDE PRICE £650,000 - £675,000 **** Introducing this exceptional four-bedroom semi-detached home on Mallings Drive in Bearsted, ideally situated within the catchment areas for both highly regarded Roseacre and Thurnham primary schools.

Thoughtfully extended and refurbished, the well-appointed home features modern finishings throughout. The spacious hallway leads to a comfortable lounge, and an adjoining reception room currently used as an office. The stunning open-plan family area incorporating a modern kitchen, dining and family space is the hub of the home and is perfect for entertaining family and friends. A recently built utility room, cinema/games room are situated behind the store to the front, and downstairs WC completes the ground floor. Upstairs, you will find four double bedrooms, with the principal benefiting from a spacious en-suite bathroom and fitted wardrobes, plus a stylish main family shower room.

The property is accessed via a driveway, large enough for up to three vehicles, providing access to the store/garage. The lush front lawn is walled with established shrub border offering a good level of privacy. The beautifully landscaped private rear garden includes two composite decked seating areas and an expansive lawn, with a charming stream, part of the River Lilk, running alongside. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



LOCATION

The property boasts easy access to the much loved local public houses and restaurants, as well as community events on the village green, including summer fetes and cricket matches. Maidstone town centre is nearby, offering a wealth of shopping and entertainment options, with excellent transport links including Bearsted mainline train station, and close proximity to the M2 and M20 motorways.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Office/Reception Room

Kitchen

Dining Room

Utility Room

Cinema Room

Store

First Floor:

Principal Bedroom

En-suite Bathroom

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

EXTERNALLY


Driveway

Front & Rear Gardens

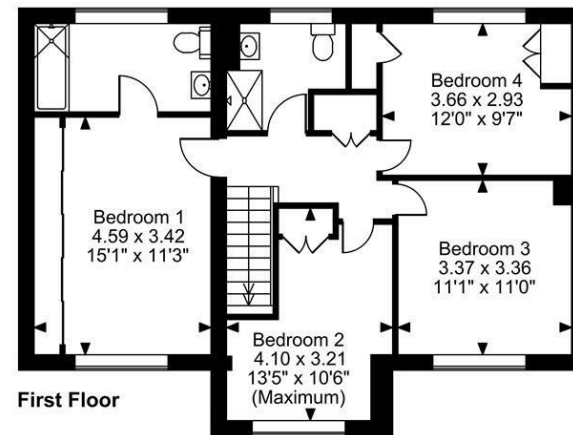
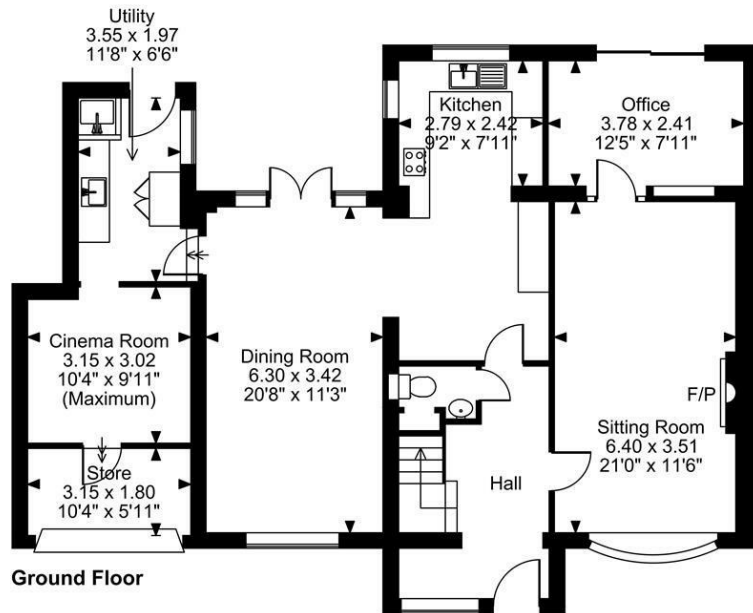
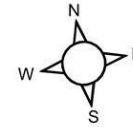
VIEWING

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	

Mallings Drive, Bearsted, Maidstone, Kent
Approximate Gross Internal Area
1940 Sq Ft/180 Sq M



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