



Colegate Drive, Bearsted, Maidstone, Kent, ME14 4DP

Price £730,000



**** TWO THIRDS OF AN ACRE **** A substantially extended and beautifully modernised property situated in a highly sought after position just off the picturesque Village Green, set within a generous 2/3rd's of an acre plot and within walking distance of Bearsted mainline train station.

The property comprises four/five bedrooms with the fifth being used as an office on the ground floor. The downstairs accommodation boasts three/four spacious reception rooms, with a modern open-plan fully fitted kitchen, utility room, and WC. Upstairs, the spacious landing leads to an impressive principal bedroom benefitting from a wonderful vaulted ceiling and a Juliette balcony overlooking the rear garden as well as a luxury en-suite shower room. Two further double bedrooms and a comfortable single bedroom share the modern family bathroom.

Externally, the driveway to front offers off road parking for two/three vehicles. Whilst the expansive and secluded tiered rear garden reaches past the rear fence line to a total length of c200ft, with the total plot spanning around two thirds of an acre. Tenure: Freehold. Council Tax Band: D. EPC rating: C



LOCATION

Situated in the heart of Bearsted, ideally located to take full advantage of all local amenities, including convenient transport links via the 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 a stones throw away 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

ON THE GROUND FLOOR:

Entrance Hall

Double glazed entrance door with windows to side. Oak flooring. Radiator. Under stairs cupboard. Staircase to first floor.

Cloakroom

Low-level WC. Pedestal wash hand basin with mixer tap. Half tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.

Sitting Room

Double glazed window to front. Log burner with marble mantel. Radiator. Carpet.

Study/Bedroom Five

Double glazed window to front. Radiator. Oak flooring.

Large open plan Kitchen/Dining Room

Fully fitted kitchen with wall and base units in matt grey finish. Wood and marble worktops. Inset sink with mixer tap. Integrated double oven. Five burner gas hob with extractor over. Large integrated fridge and freezer. Integrated dishwasher. Tiled splashback. Oak flooring. Double glazed window to rear. Bi-fold doors to large patio area. Two radiators. Vaulted ceiling with three Velux windows. Communicating with...

Breakfast Room

Oak flooring. Radiator. Door to entrance hall.

Utility Room

Wall and base units in matt grey finish. Inset sink with mixer tap. Tiled splashback. Plumbing for washing machine. Cupboard housing combination boiler. Oak flooring. Double glazed door to side.

ON THE FIRST FLOOR:

Large Landing

Double glazed window to front. Carpet. Access to loft via hatch.

Principal Bedroom

Fabulous vaulted ceilings. Double doors opening to glass Juliet balcony over-looking garden. Built-in wardrobes. Radiator. Carpet.

En-suite Shower Room

Large walk-in shower with rainfall shower head. Wall mounted double wash hand basin with mixer taps. Wall mounted WC and flush. Heated towel rail. Tiled walls. Tiled flooring. Double glazed window to front.

Bedroom Two

Double glazed window to rear. Built-in wardrobes. Airing cupboard. Radiator. Carpet.

Bedroom Three

Double glazed window to front. Built-in wardrobes. Radiator. Carpet.

Bedroom Four

Double glazed window to rear. Radiator. Carpet.

Family Bathroom

Panelled bath with glass shower screen, mixer tap and shower over. Wash hand basin with mixer tap set within wall mounted vanity unit. Low-level built-in WC and flush. Heated towel rail. Tiled walls. Tiled flooring. Double glazed window to front.

EXTERNALLY

Gardens

The FRONT GARDEN comprises lawned area with shrubs and flower borders. Gravelled driveway providing parking facilities for 2-3 vehicles. Side access. The secluded REAR GARDEN is tiered with steps and mainly

laid to lawn. Established trees, shrubs and flower borders. Large patio. Outside power sockets. Outside tap.


VIEWING

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

DIRECTIONS

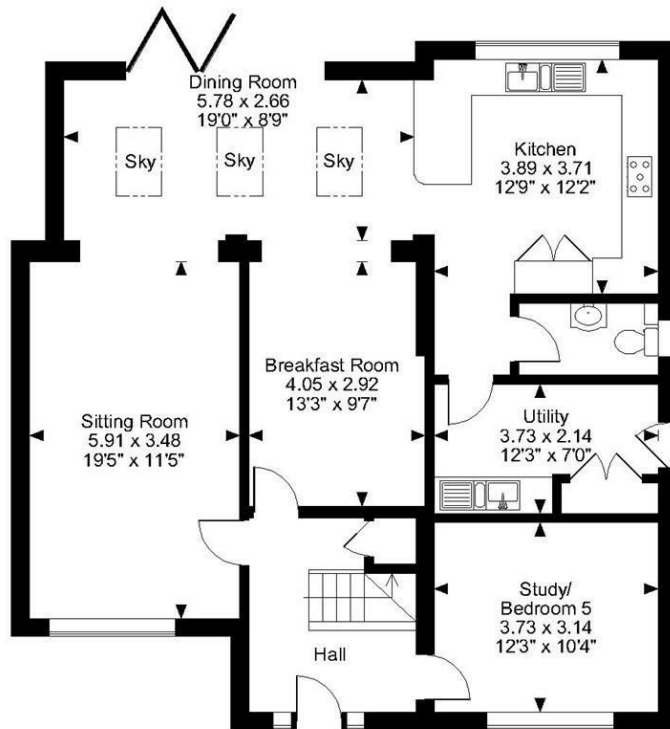
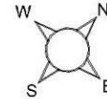
From the Agent's Bearsted Office bear right into the Ashford Road and immediately left into Yeoman Lane. Proceed to the Village Green and, at the junction adjacent to the White Horse, bear right onto The Street, take the next left into Colegate Drive where the property will be found at the end of the road on the left hand side.

Energy Efficiency Rating

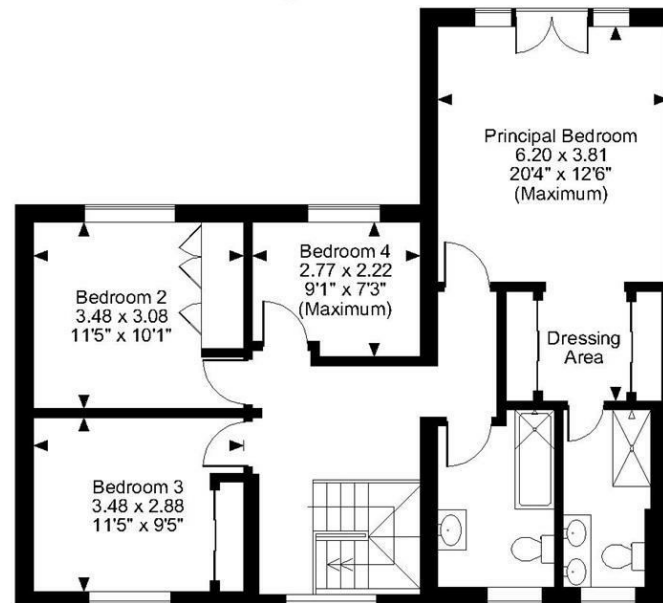
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Colegate Drive, Bearsted, Maidstone, Kent
Approximate Gross Internal Area
1903 Sq Ft/177 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.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8509655/SS

