



Barty Way, Thurnham, Maidstone, , ME14 4GB
Offers In Excess Of £650,000



****GUIDE PRICE £650,000 - £675,000**** Situated on the border of the charming area of Bearsted and Thurnham, this impressive detached house, which was built just a few years ago, offers a perfect blend of modern living and comfort.

The heart of the home is the open-plan kitchen, dining, and family space, which is designed for both entertaining and everyday living. Bi-fold doors seamlessly connect this area to the rear garden, allowing for an abundance of natural light and a delightful indoor-outdoor flow, perfect for summer gatherings. Additionally the ground floor benefits from a cosy sitting room to the front, a utility room off the kitchen, and a handy WC. Upstairs, there are four spacious bedrooms, two benefitting from modern en-suite shower rooms, whilst the remaining two share the contemporary family bathroom. Attractive shutter blinds adorn all front rooms, enhancing both privacy and aesthetic appeal while overlooking the picturesque central green.

Externally, the property includes an integral garage and a driveway that easily accommodates two vehicles, with guest parking a stones throw away. The rear garden offers a high degree of privacy and is mainly lawned with a patio seating area, garden shed and pergola. Tenure: Freehold. EPC Rating: B. Council Tax Band: F.



LOCATION

The property is conveniently located close to local amenities within Bearsted, including excellent transport links through the nearby mainline train station and the M2 & M20 motorways. The renowned Thurnham & Roseacre schools are within close proximity and the property is less than a 10-minute walk from the scenic Village Green, which features a selection of good pubs restaurants, and a cafe. Additionally, residents can take advantage of leisure facilities such as Bearsted golf, bowls, and tennis clubs, and the beautiful grounds of both Leeds Castle and Mote Park are a short drive away.

ACCOMMODATION

Ground Floor:

Sitting Room

Kitchen/Dining/Family Room

Utility Room

Cloakroom

First Floor:

Landing

Principal Bedroom

• En-suite Shower Room

Bedroom Two

• En-suite Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Driveway

Integral Garage

Front Garden

Rear Garden

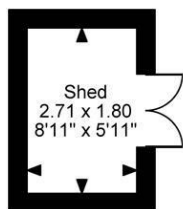
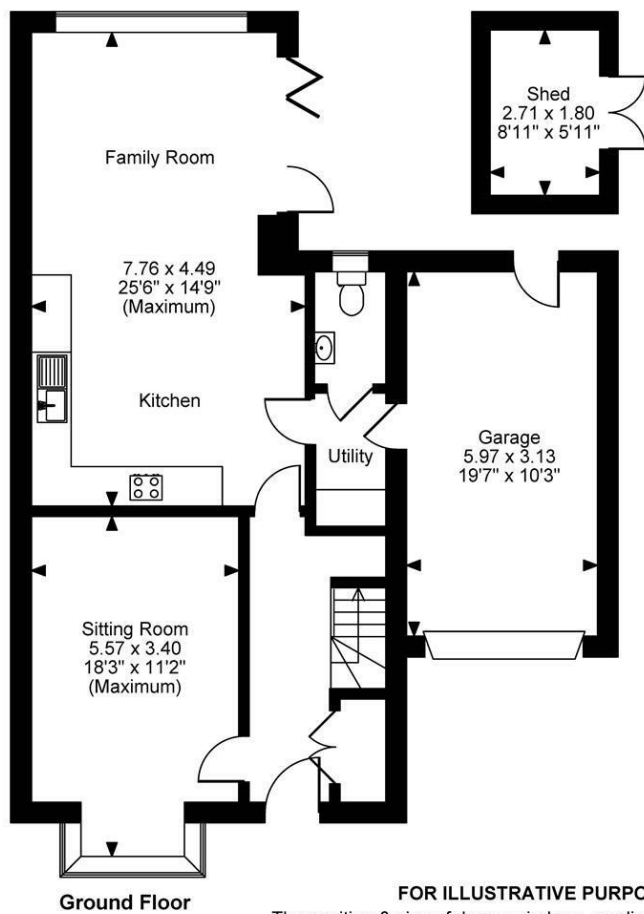
VIEWING

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

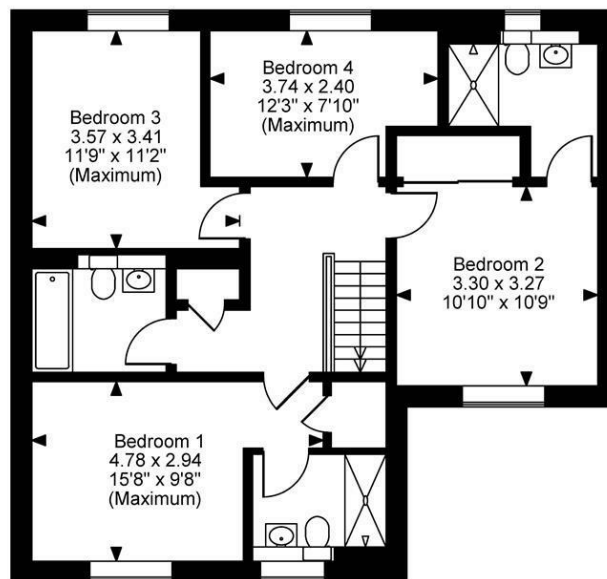
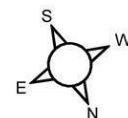
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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	

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Barty Way, Thurnham, Maidstone
Approximate Gross Internal Area
Main House = 1484 Sq Ft/138 Sq M
Garage = 201 Sq Ft/19 Sq M
Shed = 53 Sq Ft/5 Sq M
Total = 1738 Sq Ft/162 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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