



11 South Bank, Sutton Valence, Maidstone, Kent, ME17 3BE
Guide Price £375,000



*****GUIDE PRICE £375,000 - £400,000***FABULOUS AND THOROUGHLY MODERNISED 3 BEDROOM HOUSE WITH STUNNING KITCHEN/DINING ROOM SET IN A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF SUTTON VALENCE*****

The property is situated in the popular village of Sutton Valence with views over the surrounding countryside and in walking distance of local amenities including the popular Sutton Valence Schools and a variety of pubs while only 6 Miles from Maidstone Town centre with further shopping, social and education facilities. For the commuter, Headcorn Station is a short drive offering frequent mainline services to London. The home offers a modern layout across two well appointed levels. On the ground floor there is an entrance hall equipped with a convenient cloak cupboard, lounge spanning the length of the house, featuring sliding patio doors opening on the rear gardens, a practical ground floor cloakroom and a beautiful and modern open-plan kitchen/diner with french doors providing direct access to the garden patio, ideal for outdoor dining and entertaining. On the first floor there are three well proportioned bedrooms, each with ample storage, and a family bathroom complete with shower over the bath. The outdoor space is a real feature of the home. The front garden is both welcoming and attractive, with gated side access connecting to the rear garden patio. The rear garden is predominately laid to lawn with shrubs and well stocked borders. Nestled in a prominent and sought after location, this family home will generate significant interest, so do not delay, call Page and Wells Loose Office today and book your viewing to avoid missing out.



On The Ground Floor

Entrance Hall

Lounge 18'1" x 11'3" (5.52m x 3.45m)

Kitchen/ Dining Room 18'1" x 12'6" (5.52m x 3.83m)

Downstairs W/C

On The First Floor

Landing

Bedroom 1 12'4" x 11'5" (3.77m x 3.50m)

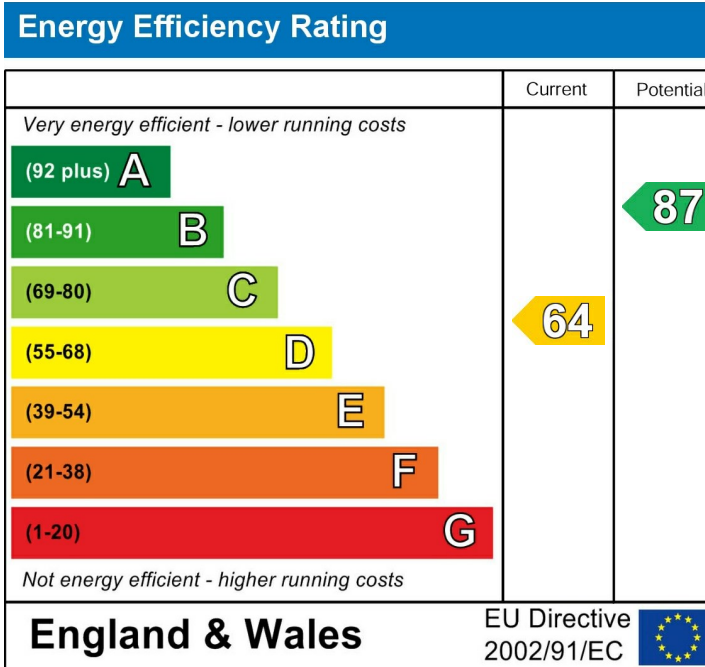
Bedroom 2 12'4" x 8'1" (3.77m x 2.47m)

Bedroom 3 8'4" x 7'7" (2.56m x 2.33m)

Bathroom

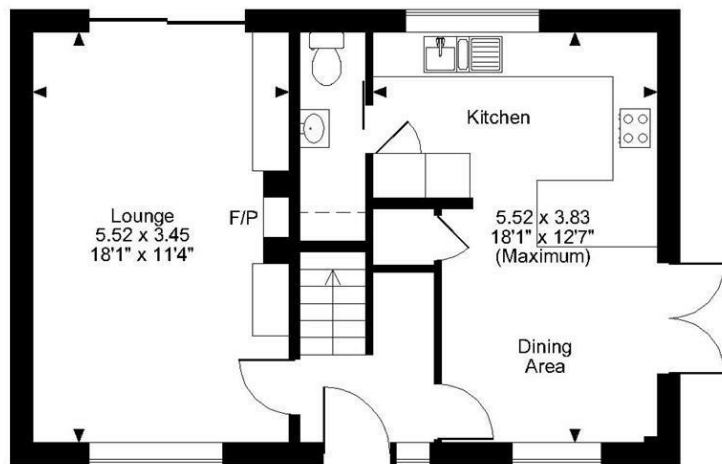
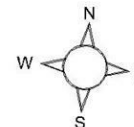
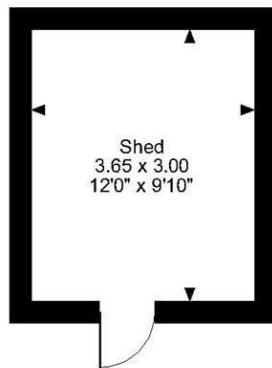
Externally

Shed 11'11" x 9'10" (3.65m x 3.00m)

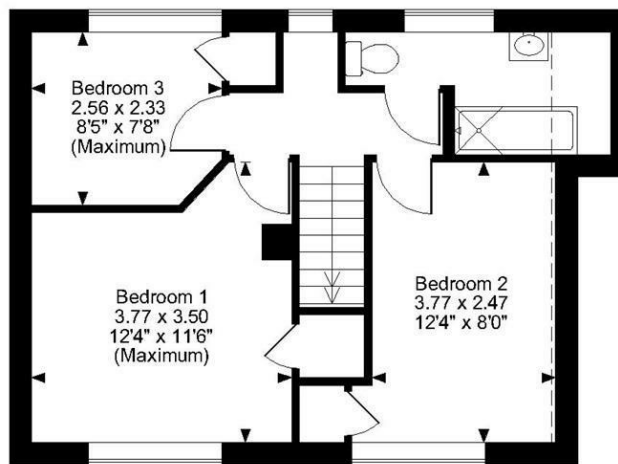


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South Bank, Sutton Valence, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 904 Sq Ft/84 Sq M
 Shed = 118 Sq Ft/11 Sq M
 Total = 1022 Sq Ft/95 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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