



**53B Medina Road, Ditton, Aylesford, ME20 6DR**  
**Offers Over £375,000**





Nestled in Medina Road, Ditton, Aylesford, this newly built terraced house is a true delight for those seeking a modern and comfortable home. With 3 bedrooms, 1 bathroom, and a generous 878 sq ft layout, this property offers a perfect balance.

Upon entering, you are welcomed by a hallway leading to a convenient cloakroom/WC, perfect for visitors. The ground floor unfolds into a spacious Lounge/dining Room that seamlessly connects to the contemporary kitchen fitted with some integrated appliances, such as a Fridge/Freezer, Dishwasher, Built-In Oven, and Gas Hob..


This property is equipped with UPVC Double Glazing, Gas Central Heating to the first floor, and Hydronic underfloor heating to the ground floor, ensuring a cosy and energy-efficient living space. Upstairs, you'll find three inviting bedrooms and a modern bathroom, providing ample space.

Further salient feature to note is that we understand from the builder that the attic trusses allow for the potential of a loft conversion, subject to relevant consents and planning permission being obtainable , for additional bedroom and ensuite to be created.

Outside, a shared access leads to a communal parking area offering 2 designated parking spaces.. Additionally, the property boasts a lovely enclosed rear garden, perfect for enjoying outdoor moments with rear pedestrian access.

With a 10-year new build warranty and no forward chain, this home presents a hassle-free opportunity for those eager to settle in quickly and embrace a comfortable lifestyle.

- No Onward Chain
- New Build Property
- Attractive Design
- Three Bedrooms
- Generous Sized Lounge/Dining Room
- Modern Kitchen with Integrated Appliances
- Ground Floor Wc
- Modern First Floor Bathroom
- Allocated Parking for 2 Cars
- EPC RATING: B

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 





## LOCAL AREA INFORMATION FOR DITTON

Ditton is a sought after area thanks to its convenient access to so many things.

For recreation you have a K-Sports Centre, the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries at Ditton, Larkfield and Aylesford. West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 4.6 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold

Council Tax Band TBA

EPC Rating B

UPVC Double Glazing

Gas Central Heating Up Stairs

(Hydronic) underfloor heating down stairs

Loft

Kitchen Integrated Appliances Included Fridge/Freezer, Dishwasher, Built In Oven, Gas Hob & Extractor

Solid Oak Doors

Carpeted Upstairs

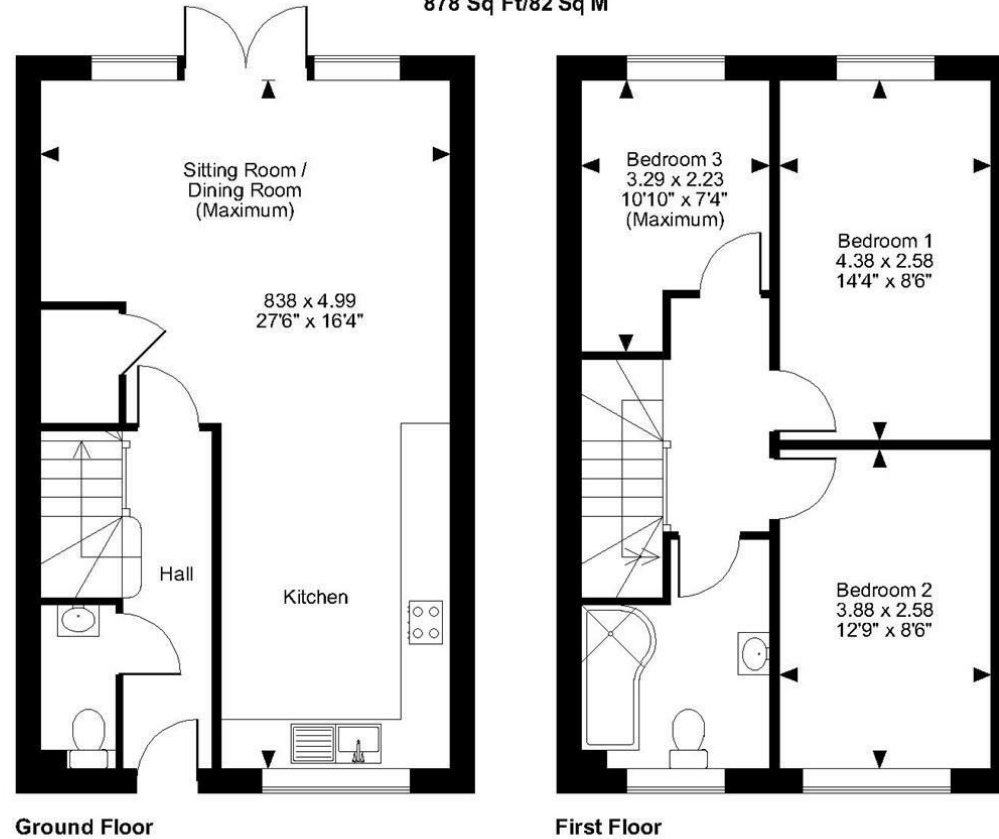
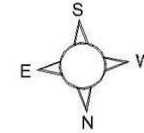
LVT Flooring throughout downstairs

Two Allocated Spaces

Build Warranty Provider is Advantage (AHCI)



Medina Road, Ditton, Aylesford, Kent  
Approximate Gross Internal Area  
878 Sq Ft/82 Sq M



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