



13 Clarence Court
Weaving, Maidstone
ME14 5UP

Guide Price £650,000 to £700,000

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Weaving
Maidstone
ME14 5UP**



Description

Beautifully presented family home owned and enjoyed for the last 30 years located in one of the most sought after roads in the area. Much improved with the accommodation arranged predominantly on 2 floors extending to 1600 square feet with an additional loft room. Open plan kitchen/diner and utility room, well proportioned rooms throughout. Wrap around garden, Japanese courtyard, Western aspect. Double garage, garden and parking. Delightfully convenient position with highly regarded local infant/junior school (St Johns) selection of shops including Tesco, doctors surgery, chemist, post office, public house all within walking distance.

Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the first exit into Bearsted Road at the next roundabout take the second exit passing the entrance to Notcutts, at the next roundabout take the second exit into New Cut Rd, at the next roundabout take the first exit into Grovewood Drive North continue along, taking the first right into Provender Way, follow the road down taking the 3rd right into Restharrow Road, continue along and Clarence Court will be found on the right hand side, follow the road round and take the left fork at the end, property will be found on the left hand side.

Location

Weaving is located in this attractive position, close to Mote park with its 450 acres, boating lake, leisure centre and swimming pool. This sought after position on the Grove Green estate is convenient to an excellent selection of amenities including Tesco's supermarket and shopping parade, medical and community centres, together with St Johns School catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London on The Victoria Line. The town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremfords Walk shopping area, two museums, theatre, County library and two further railways stations connected to London. There is a wide selection of schools for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

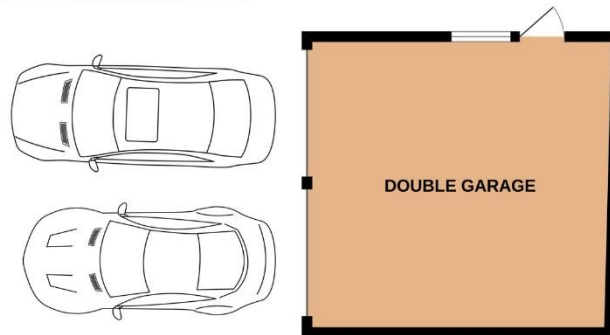
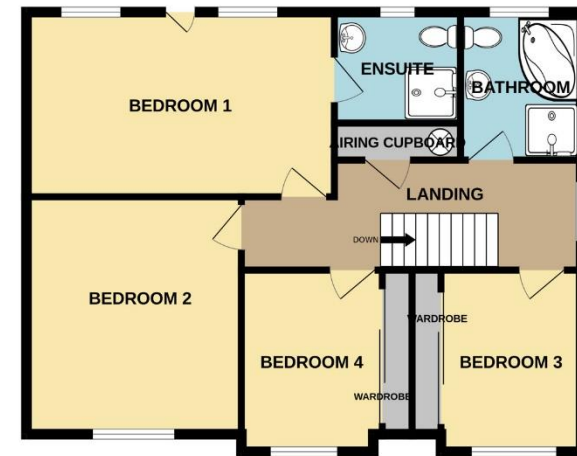
Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.





TOTAL FLOOR AREA : 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE PORCH

Outside light, glazed UPVC framed entrance door with matching side panels.

L-SHAPED RECEPTION HALL 14' 8" x 15' 5" (4.47m x 4.70m)

Staircase to first floor, under stairs storage cupboard.

CLOAKROOM

Hand basin with mixer tap, wc, fully tiled walls with decorative border tile, radiator.

THROUGH LOUNGE 23' 0" x 12' 0" (7.01m x 3.65m)

Picture window to front affording an Eastern aspect, two vertical radiators, fireplace with a coal effect gas fire behind the TV unit, double casement doors from hallway, bi-folding doors to the patio and rear garden, Western aspect, wide access to:

DINING ROOM 12' 7" x 9' 9" (3.83m x 2.97m)

Vertical radiator, window overlooking rear garden, Western aspect, double casement doors from hallway, wide access to:

L-SHAPED KITCHEN / BREAKFAST ROOM / UTILITY 14' 7" x 12' 3" (max) (4.44m x 3.73m)

Comprehensively fitted with units having oak faced door and drawer fronts with jade effect working surfaces and breakfast bar, one and a half bowl acrylic sink with chromium mixer tap and water softener, four burner electric hob with concealed extractor hood above, oven and grill beneath. Integrated fridge and freezer, integrated dishwasher and wine cooler, tiled splashbacks, Karndean luxury

vinyl floor, double aspect windows featuring two windows overlooking rear garden with a Western aspect, utility area with space for washing machine, door to garden. Wall mounted Glow Worm gas fired boiler.

BEDROOM 5 / PLAYROOM 11' 10" x 9' 10" (3.60m x 2.99m)

Window to front affording an Eastern aspect, radiator.

ON THE FIRST FLOOR

LANDING 18' 4" x 6' 8" (max) (5.58m x 2.03m)

Timber balustrade and handrail, window to side, radiator. Large built-in linen cupboard with lagged water cylinder.

BEDROOM 1 16' 8" x 10' 3" (5.08m x 3.12m)

Two windows to rear affording a Western aspect, radiator.

EN-SUITE SHOWER ROOM

Corner shower cabinet with chromium mixer tap, wash hand basin, wc, double radiator, fully tiled walls with decorative border tiles, window to rear, Western aspect.

BEDROOM 2 12' 6" x 12' 0" (3.81m x 3.65m)

Triple built-in wardrobe cupboard, five drawer chest unit, window to front, Eastern aspect, radiator.

BEDROOM 3 10' 3" x 7' 10" (3.12m x 2.39m)

Double built-in wardrobe cupboard with mirrored sliding doors, display niche, window to front, Eastern aspect, radiator.

BEDROOM 4 10' 3" x 7' 10" (3.12m x 2.39m)

Double built-in wardrobe cupboard with mirrored sliding doors, display niche, window to front, Eastern aspect, radiator.

BATHROOM 8' 3" x 6' 10" (2.51m x 2.08m)

Corner bath with mixer tap, corner shower cabinet, wash hand basin, wc, fully tiled walls with decorative border tile, double radiator, window to rear, Western aspect.

ATTIC STORE ROOM 16' 0" x 5' 0" (4.87m x 1.52m) (average measurement)

Approached by a folding aluminium staircase, laminate lined with recess low voltage lighting, and access to loft storage space.

OUTSIDE

To the front of the property is an extensive tarmac driveway with parking for 2-3 vehicles leading to a detached double garage measuring 17'3" by 16'10" with twin automatic up and over entry doors, overhead storage, electric, light and power, outside lighting, personal door and window. Lawned area, side pedestrian access to an attractive side garden arranged as a Japanese themed courtyard with paving and granite relief, raised bed with plum slate and Acers, stepping stones provide access to the rear garden. Which extends to 35ft and is fully fenced, attractively wrapping around the property, flanked by mature trees and shrubs, featuring Silver Birch, Laurel, Conifers, climbing Hydrangeas and Prunus. Paved areas with granite relief, South Western aspect.



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