



11 The Sprig
Bearsted, Maidstone
ME14 4LH

Offers in the Region of £450,000

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Description

Well-presented family home in a quiet and friendly cul de sac 300 metres from the highly acclaimed local Infant and Junior School, together with a mainline railway station to London and a historic Village Green. The house is cleverly extended, yet highly adaptable, offering light and airy rooms spread over two floors, featuring a stunning kitchen family room with separate utility and cloakroom. Lounge with a large picture window to front, southern aspect, bedroom 4 or playroom. On the first floor there is a landing, 3 bedrooms, fitted bathroom, to the front a double width driveway and a 48 ft pleasantly secluded rear garden. Built by Wimpey Homes in the 1960s and subsequently extended. Agents Note: It is considered that this property would achieve £1500 as a monthly rental.

Location

The Sprig is a quiet cul-de-sac off of The Landway, a particularly sought after residential position within a 1/4 of a mile of the highly regarded local infant and junior school, Roseacre and Thurnham. The Village Green has a selection of gastro pubs and restaurants together with shops and mainline railway station connected to London on the Victoria Line. There is a wider selection of shops on the Ashford Road with chemist and doctors surgery. To the east of the village is The Woodlands Trust with its 26 acres of amenity land for all to enjoy. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf, together with brownies and guides, cubs and scouts. Maidstone town centre is some 3 miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. 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

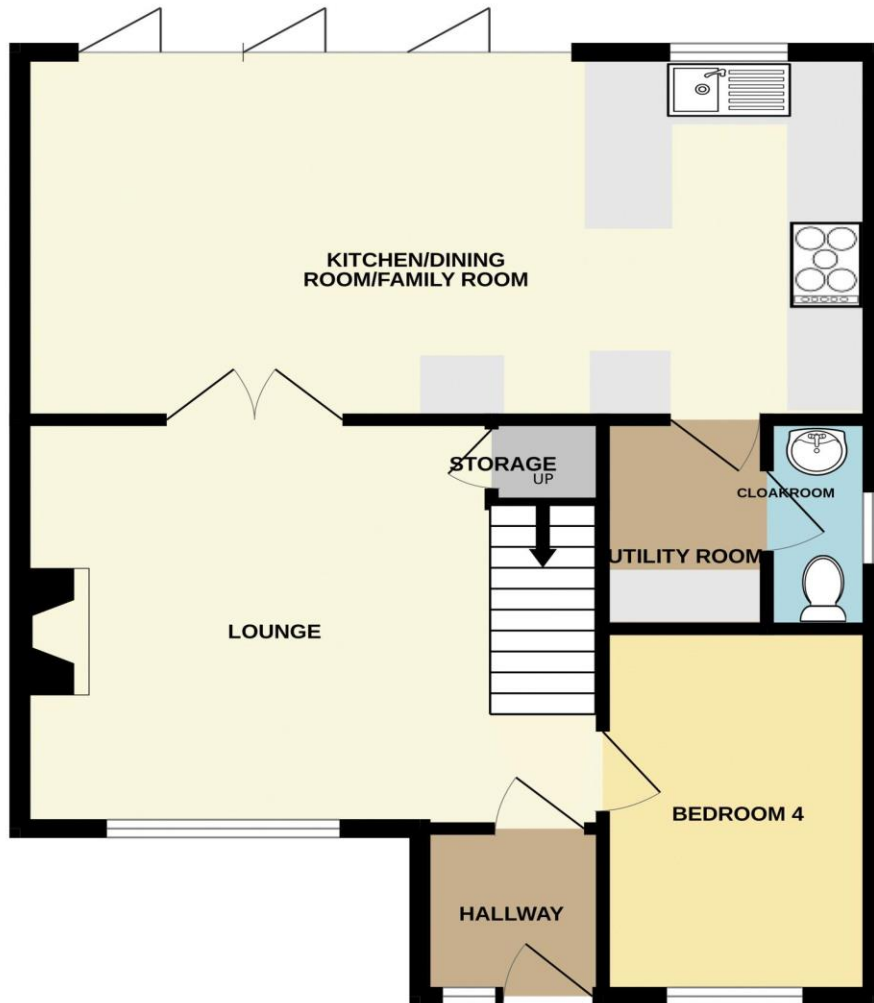
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VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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

UPVC entrance door and window, engineered oak flooring, spotlights.

LOUNGE 13' 0" x 16' 7" (3.96m x 5.05m)

Engineered oak flooring, radiator, window to front, wall light points, under stairs storage cupboard, built-in bookcase, stairs to first floor with timber balustrade and decorative newel post, double doors leading into the Kitchen Diner.

BEDROOM 4 / STUDY 12' 4" x 6' 8" (3.76m x 2.03m)

Engineered oak flooring, window to front, radiator, spotlights, access to roof space storage.

KITCHEN DINING FAMILY ROOM 10' 5" x 24' 3" (3.17m x 7.39m)

Ceramic tiled flooring throughout, bi-folding doors to the garden, modern vertical radiator, contemporary units with complimenting slate effect working surfaces, attractive curved units, space for Rangemaster, extractor hood above and black glass splashback, stainless steel sink and drainer with window overlooking the garden, integrated dishwasher, space for American fridge freezer, spotlights, roof lantern with concealed LED lighting, LED lighting under cupboards.

UTILITY / CLOAKROOM 6' 3" x 6' 8" (1.90m x 2.03m)

Utility Ceramic tiled flooring, space for washing machine, tile effect work surface with shelving above, door to: Cloakroom Continuous ceramic tiled

flooring, white suite, low level WC with concealed cistern, wash hand basin with mixer tap, panel radiator heater, spotlights.

ON THE FIRST FLOOR

LANDING

Window to side, access to roof space.

BEDROOM 1 13' 0" x 9' 4" (3.96m x 2.84m)

Fitted wardrobes over bed, radiator, window to front, southern aspect.

BEDROOM 2 10' 10" x 10' 1" (3.30m x 3.07m)

Built-in cupboard housing Alpha boiler supplying central heating and domestic hot water throughout, radiator, window to garden.

BEDROOM 3 10' 1" x 6' 6" (3.07m x 1.98m)

Built-in wardrobe, radiator, window to front, southern aspect.

BATHROOM 6' 5" x 6' 3" (1.95m x 1.90m)

Tiled flooring, chromium plated towel rail, white suite with low level WC with concealed cistern, wash hand basin with mixer tap and cupboard underneath, panelled bath with shower over and glass shower screen, window to rear.

OUTSIDE

To the front there is a brick paviour driveway with parking for 2 vehicles, lawned area bordered with shrubs, outside light. The rear garden has a patio adjacent to house, outside light, outside tap, external electric point, shallow steps up to lawned area with further shallow steps leading up to another lawned area and decked seating area perfect to enjoy sunny evenings! Well stocked with mature shrubs.

Directions

From our Bearsted office proceed in an easterly direction onto Ware Street passing the railways station on the right hand side, taking the first turning on the left into Hogg Hill at the top of the hill and at the mini roundabout take the second exit into Birling Avenue, first left into The Landway and The Sprig will be found second turning on the right, the property will be found on the right hand side.



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