



22 Clarence Court
Weaving, Maidstone
ME14 5UP

Offers in the Region of £650,000

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Weaving
Maidstone
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Description

Exceptionally spacious family home with annexe potential. Located at the head of this highly desirable cul-de-sac with a South West facing landscaped secluded rear garden. Cleverly extended, now over 3 floors, with 5 bedrooms, en-suite and family bathroom. On the ground floor there is a through lounge with wood burner (multi fuel), separate dining room, kitchen, utility and cloakroom. Within the garden is a substantial log store / barbeque area and a spacious home office attached to which is a double garage with a further car port for 4 more cars.

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 Fremlins 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

F

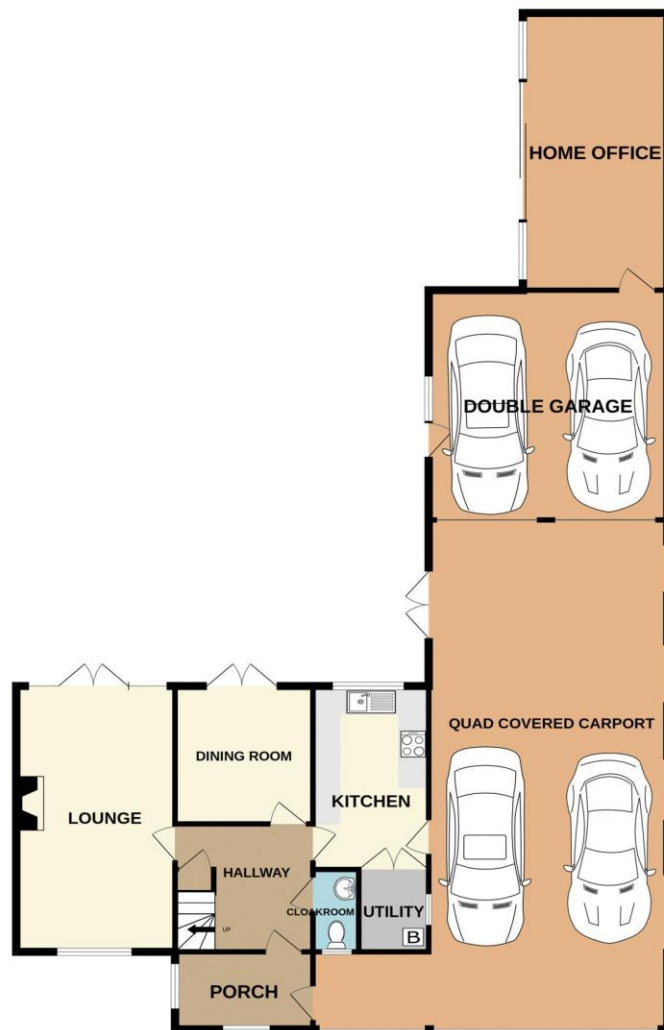
VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

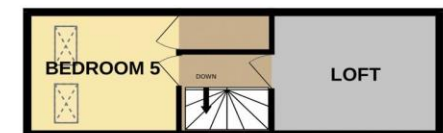
GROUND FLOOR
1797 sq.ft. (166.9 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 2632 sq.ft. (244.5 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 CANOPY

Wooden entrance door, partly glazed with side panel, outside light.

ENTRANCE PORCH 9' 9" x 5' 9" (2.97m x 1.75m)

Wood laminate flooring, dual aspect windows to front and side, door to:

ENTRANCE HALL 9' 9" x 9' 5" (2.97m x 2.87m)

Wood laminate flooring, radiator, low voltage recess lighting, staircase to first floor with wooden balustrade and newel post, radiator.

CLOAKROOM

Delightfully fitted contemporary suite, wash hand basin with mixer tap and cupboard beneath, low level WC, chromium plated heated towel rail, metro tiling to half height with mosaic border and contrasting colour metro tiling above, feature Portuguese style tiled floor, window to front.

LOUNGE 20' 2" x 11' 4" (6.14m x 3.45m)

Window to front, radiator, brick built fireplace with multi fuel burning stove and concrete hearth, double casement doors with side panels to the garden.

DINING ROOM 9' 9" x 10' 2" (2.97m x 3.10m)

Wood laminate flooring, double casement doors to garden.

KITCHEN 13' 7" x 8' 3" (4.14m x 2.51m)

Tile effect laminate flooring, cupboards in grey with high gloss door and drawer fronts, stainless steel sink with drainer and mixer tap, window overlooking

the rear garden, single casement door side access to covered garage area, space for fridge freezer, plumbing for dishwasher, Beko range cooker with ceramic hob with black glass upstand, consumer unit. Door to:

UTILITY ROOM 4' 9" x 5' 9" (1.45m x 1.75m)

Units with grey high gloss door fronts, with complimenting work tops and black tile upstand, plumbing for washing machine, window to side, Worcester boiler.

ON THE FIRST FLOOR

LANDING

Built-in storage cupboard housing water tank.

BEDROOM 1 9' 6" x 12' 9" (2.89m x 3.88m)

Window overlooking rear garden, South Western aspect, radiator, door to:

EN-SUITE SHOWER ROOM

White suite, low level WC, wash hand basin with mixer tap and cupboards underneath, step in shower cubicle with glass door, radiator, laminate flooring, fully tiled walls, shaver point, window to side.

BEDROOM 2 9' 10" x 11' 4" (2.99m x 3.45m)

Window overlooking rear garden, South Western aspect, radiator.

BEDROOM 3 9' 6" x 11' 4" (2.89m x 3.45m)

Window to front, radiator.

BEDROOM 4 7' 5" x 8' 8" (2.26m x 2.64m)

Window overlooking rear garden, South Western aspect, radiator.

BATHROOM

White suite, low level WC with concealed cistern, wash basin with mixer tap and cupboards underneath, P-Shaped bath with glass shower screen and power shower, laminate flooring, fully tiled walls with decorative mosaic border, chromium plated heated towel rail, window to front.

ON THE SECOND FLOOR

SECOND FLOOR LANDING

Windows over staircase allowing natural light, door to loft space.

BEDROOM 5 11' 5" x 7' 10" (3.48m x 2.39m)

Triple Velux windows overlooking the front and rear of the property, low voltage recess lighting.

HOME OFFICE 20' 6" x 10' 2" (6.24m x 3.10m)

Fantastic outbuilding currently being used as home office with laminate flooring, electric, light and power, large sliding doors overlooking the garden which floods the room with natural light.



OUTSIDE

To the front of the property there is a lawned area with mature tree, entrance canopy with outside lighting, generous parking under car port measuring 37' 8" by 16' 2", double garage measuring 17' 3" by 17' with electric, light and power, access to rear garden. The rear garden has a south western aspect, paved area with raised shingle decorative area with ornamental grasses, Ferns and contorted Willow Tree, mature shrubs and trees, a log store (previously used as a barbeque area), side pedestrian access to the double garage. Outbuilding currently being used as a home office.

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 right fork at the end, the property will be found at the bottom of the cul-de-sac.





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