



15 Mallings Drive
Bearsted, Maidstone
ME14 4HD

Guide Price £650,000 - £675,000

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Description

Well proportioned family house (1850 sq ft) located in this non estate position on the fringe of the Village, a stones throw from open countryside. The present owners have thoroughly enjoyed raising their family in this delightful home over the last 20 plus years. It has been well decorated and presented featuring photovolatic cells with batteries providing substantially reduced energy costs (currently of approx £44 per month for electricity). There is a secluded garden and ample parking, sought after location with in a quarter of a mile of the Village Green and mainline railway station.

Location

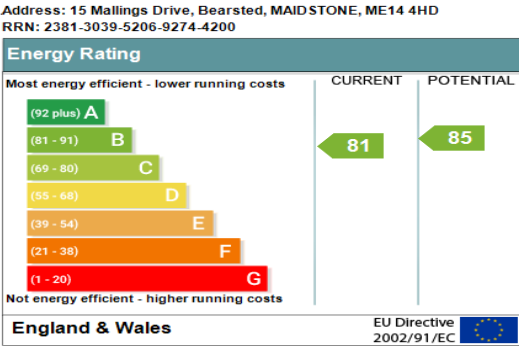
To the south of the property is The Woodlands Trust with 26 acres of amenity land and Village Green is within a 1/4 of a mile which typifies the Kentish scene with cricket square, oast houses, gastro pubs and restaurants. There are shops which provide for everyday needs, library with mainline railway station connected to London on the Victoria line. There is a further selection of local shops on the Ashford Road some 1/2 a mile distant with medical centre, chemist and post office. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf clubs, brownies and guides, cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. Maidstone town centre is some 2 1/2 miles distant and offers a wider selection of amenities consistent with its county town status including a selection of schools and colleges 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

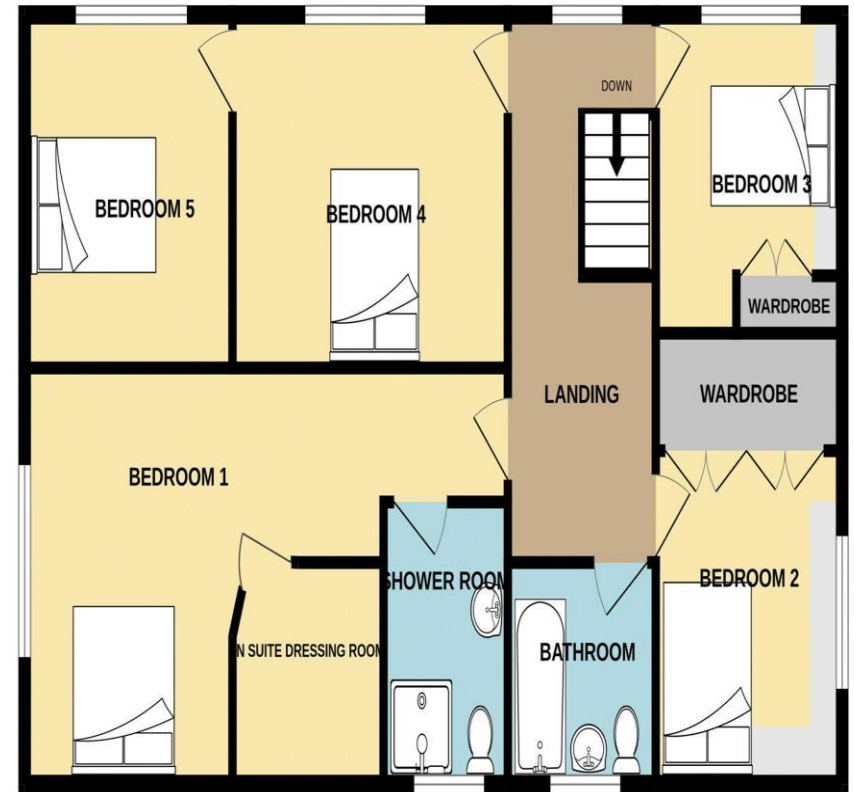
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 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

Mailbox, outside light, outside tap.

ENTRANCE HALL 15' 0" x 7' 0" (max) (4.57m x 2.13m)

Antique oak laminate flooring, radiator, understairs storage cupboard, currently housing the internet router, smoke alarm, stairs to first floor.

CLOAKROOM

White suite, low level WC, hand basin with mixer tap, tiled splashback and built-in cupboards beneath, window to front with fitted blind.

KITCHEN / BREAKFAST ROOM 23' 9" x 8' 5" (widening to 12') (7.23m x 2.56m)

American fridge freezer, oak cupboards and drawers, integrated microwave, two fan ovens and dishwasher, induction hob with stainless steel upstand and extractor hood above, water softener, space for washing machine and tumble dryer, ceramic marble effect flooring, stainless steel sink with mixer tap, separate drinking water tap and draining board, radiator, smoke alarm, one window overlooking the front and one to the side both with fitted blinds, glass casement door to the side leading out to the garden.

LOUNGE 22' 0" x 13' 0" (6.70m x 3.96m)

Antique oak laminate flooring, contemporary gas fire, windows front and back with fitted blinds, radiator. Leading into the:

DINING ROOM 11' 8" x 8' 0" (3.55m x 2.44m)

Antique oak laminate flooring, radiator, sliding glass doors which lead out to terrace to the garden, door to:

INTEGRAL GARAGE 15' 4" x 9' 9" (max) (4.67m x 2.97m)

Former garage, currently used as gym, built-in airing cupboard, double built-in cupboard which houses Ideal combination boiler and water cylinder, built-in storage units, stable partially glazed door out to the garden. Growwatt unit with battery storage and feed in tariff facility for the solar panels.

ON THE FIRST FLOOR

LANDING 15' 2" x 7' 0" (4.62m x 2.13m)

Window overlooking the front with fitted blinds, access to roof space which is insulated and partially boarded, two smoke alarms.

BEDROOM 1 23' 10" (max) x 11' 6" (7.26m x 3.50m)

Stunning curved wall housing walk in dressing room measuring 6'5" by 6'8" with built-in hanging rails and drawers and electric heater, window over looking the rear garden with a western aspect with a fitted blind, alcove for TV, spotlights, radiator. Door to:

EN-SUITE SHOWER ROOM 5' 10" x 7' 6" (1.78m x 2.28m)

Ceramic tiled floor and walls, walk in shower with glass screen, white suite hand basin with mixer tap, low level WC, extractor fan, stainless steel towel rail, spotlights and window to side.

BEDROOM 2 9' 6" x 8' 6" (2.89m x 2.59m)

Two double fitted wardrobes, fitted drawers, desk and bedside table, window to side with fitted blinds, spotlights, radiator.

BEDROOM 3 9' 9" x 8' 4" (2.97m x 2.54m)

Window to front with fitted blinds, fitted wardrobe, bedside drawers and desk, spotlights and radiator.

BEDROOM 4 13' 0" x 10' 10" (3.96m x 3.30m)

Window to front with fitted blinds, radiator. Door to:

BEDROOM 5 10' 3" x 9' 8" (3.12m x 2.94m)

Window to front with fitted blinds, radiator.

BATHROOM 7' 0" x 6' 9" (2.13m x 2.06m)

Wood effect vinyl flooring, bath with Aqualisa shower overhead, partially tiled walls, fully tiled around bath/shower, low level WC, wash hand basin with contemporary mixer tap and built-in cupboards underneath, stainless steel towel rail, window to side, extractor fan.

OUTSIDE

To the front of the property is a side pedestrian gate leading to the rear garden, large paved driveway for parking multiple cars, extensive front and side garden which is laid to lawn and also has a decorative shingle area with shrubs and trees, this wraps around the property with a second pedestrian gate for access to the rear garden. The west facing rear garden is approached via a raised terrace from the dining room with steps leading down to a generous paved patio area, lawned area with conifers, hedges and shrubs, storage area, timber shed, water butt, outside tap, outside light and is fully fenced. The property has solar panels with two batteries which generate electricity and have storage facility to be used when needed.

Directions

From our Bearsted office proceed in an easterly direction into The Green passing The Village Green on the right hand side continuing along past The Oak on The Green restaurant, taking the next turning on the left into Mallings Lane. Follow the road to the end and take the right turning down the hill, the property can be found at the bottom on the right as indicated by our signboard.



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