



THE BENTLETTS, COLLIER STREET
YALDING - £515,000



11 The Bentletts, Collier Street

Yalding, Maidstone, Kent, ME18 6FH

Entrance Hall - Lounge - Kitchen/Dining Room - Utility Room - Downstairs W.C. - Three Bedrooms - En-Suite - Family Bathroom - Gardens Front, Rear And Side - Garage - Driveway.

This immaculate detached home was completed in 2020 by 'Dandara', a private house builder that has won industry awards for architecture, design and build quality. As the property occupies what is effectively a double plot the garden is remarkably large for a new three bedroom house, and is located in 'Willow Grove', a superb rural development on the outskirts of the Kent village of Collier Street.

To the front is a lawn and a brick drive with access to a spacious garage. Entering the house you will find the hallway and to the left the large front lounge. To the rear is the fully equipped kitchen with dining area, utility room and downstairs WC. Patio doors open from the kitchen / dining room on to the rear garden, and there is an internal door from the utility room to the garage. Carpeted stairs lead from the entrance hall to the first floor landing. From here is the main bedroom with excellent en-suite shower room, two further double bedrooms and a deluxe family bathroom.

The location is ideal for the family as there are a number of good primary schools within a five mile radius. There is also excellent secondary education on offer in nearby Tonbridge and a little further afield in Tunbridge Wells. For those working from home there's the benefit of full fibre internet, and Paddock Wood mainline station offers a direct service to London for the commuter. There's also access to the local road network that leads to the M25, south coast or channel ports.

Fitted to the highest standard this home is ready to move into and will be available with no on-going sales chain. An early viewing is certainly suggested.



ENTRANCE HALL:

Front door (with multi-point locking mechanism), wood effect floor, radiator, ceiling smoke alarm, carpeted stairs to first floor.

LOUNGE:

Front aspect double glazed bay window, two radiators, carpeted floor, ceiling light fitting.

KITCHEN/DINING ROOM:

Side aspect double glazed window, wood effect floor, range of fitted high and low level units with extensive laminate work surfaces over, one and half bowl sink, 'AEG' induction hob with extractor hood above, integrated 'AEG' oven, fitted 'Zanussi' dishwasher, fitted fridge freezer, ceiling spotlights, radiator, double glazed patio doors to rear garden, door to kitchen utility.

UTILITY ROOM:

Washing/drier, extractor, ceiling spotlights, radiator, wood effect floors, door to garage.

DOWNSTAIRS WC:

Rear aspect frosted glass window, low level W.C., wall mounted hand wash basin, radiator, ceiling spotlight, extractor, wood effect floor.

FIRST FLOOR LANDING:

Carpeted floor, loft hatch, storage cupboard.

MAIN BEDROOM:

Front aspect double glazed window, carpeted floor, radiator, ceiling light fittings, door to en-suite.

EN-SUITE:

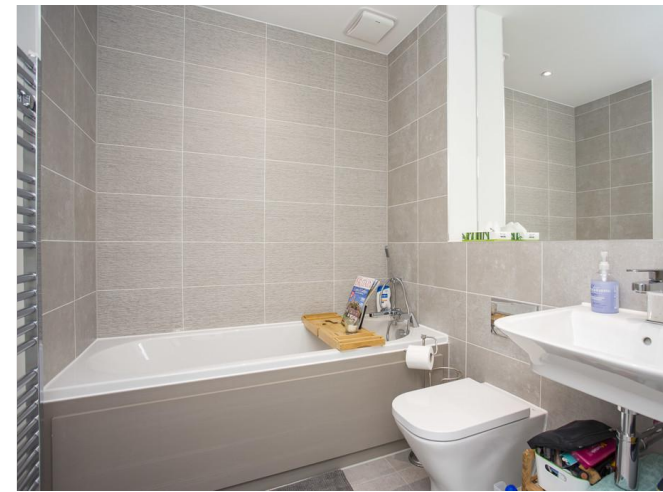
Front aspect frosted glass window, shower cubicle with tiled walls and wall mounted shower, W.C. with concealed cistern, wall mounted sink with mixer tap and tiled splash backs, heated towel rail, tiled floor, ceiling spotlights, wall mounted mirror cabinet, extractor fan.

BEDROOM:

Rear aspect double glazed window, carpeted floor, radiator.

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Rear aspect double glazed window, carpeted floor, radiator.



FAMILY BATHROOM:

Tiled floor, heated towel rail, W.C. with concealed cistern, wall mounted sink with mixer tap, fitted wall mirror, wall mounted bathroom cabinet, panel bath with mixer tap shower, part tiled walls, ceiling spotlights, extractor.

OUTSIDE FRONT:

Lawn and brick drive leading to garage.

GARAGE:

Light and power with up and over door, back door with frosted glass window leading to garden, 'Ideal' wall mounted gas fired combi-boiler, fuse box and electric meter.

OUTSIDE REAR:

Patio, very large lawn that wraps around the back and to the side of the house and has the benefit of an east and south aspect, side gate to the front.

TENURE:

Freehold.

VIEWING:

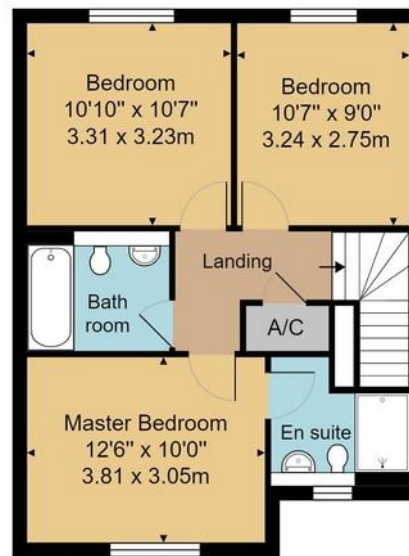
By appointment with Wood and Pilcher 01732 351135

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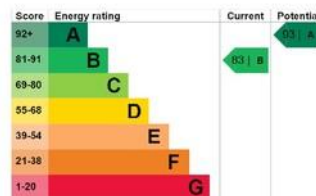
First Floor

House Approx. Gross Internal Area
1098 sq. ft / 102.0 sq. m

Approx. Gross Internal Area
(Including Garage)
1296 sq. ft / 120.4 sq. m



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.