

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**6 WIGHTWICK CLOSE
STAPLEHURST
KENT
TN12 0FA**

PRICE £525,000 FREEHOLD



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6 WIGHTWICK CLOSE, STAPLEHURST, KENT, TN12 0FA

**AN IMMACULATE AND BEAUTIFULLY PRESENTED AND EXTENDED DETACHED HOUSE IN QUIET CUL DE SAC POSITION
WITHIN THE VILLAGE OF STAPLEHURST**

**ENTRANCE HALL, CLOAKROOM, LIVING ROOM, CONSERVATORY/DINING ROOM, KITCHEN, GROUND FLOOR BEDROOM
WITH ENSUITE (USEFUL FOR AGED RELATIVE), LANDING, TWO BEDROOMS, FAMILY BATHROOM, GARAGE,
LANDSCAPED GARDENS, GARDEN ROOM**

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From Staplehurst proceed into Station Road and just before the roundabout turn right into Fishers Road. Continue through to the end, turn right into Wightwick Close and the property will be found a short way along.

DESCRIPTION

The property was built a few years ago to a high standard and fully fitted out with carpeting and electric patio awnings. The property has the benefit of full gas-fired central heating. The biggest feature of the property is the lovely conservatory overlooking the rear garden. Situated in the Cranbrook School catchment area and in an exceptional location in the village of Staplehurst, just a 10-minute walk away from the Sainsburys supermarket and local train station. We recommend an immediate inspection.

The property is set within the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station- which are all walking distance away - providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation comprises:

Front door opening through to:

ENTRANCE HALL

Engineered Oak flooring. Radiator. Understairs cupboard. Additional cupboard providing space for washing machine and tumble drier.

CLOAKROOM

Window to front with venetian blind. WC. Hand wash basin in vanity unit. Chrome heated towel rail. Tiled flooring.

BEDROOM 1

Window to front with venetian blind. Fitted carpeting. Radiator.

ENSUITE

Spacious walk-in shower cubicle. Hand wash basin in vanity unit. WC. Tiled flooring. Chrome heated towel rail.

LIVING ROOM

A lovely room with bi-fold doors opening onto conservatory. Fitted carpeting. Two radiators. Opening through to:

CONSERVATORY/DINING ROOM

Bi-fold doors opening onto rear terrace area. Oak engineered flooring. Radiator. Feature roof with glazed apex area. Fitted spotlights. Side door opening to side area.

KITCHEN

Fitted out with base and eye level units with inset ceramic single drainer sink unit with mixer tap. Integrated dishwasher and fridge freezer. Zanussi double oven. Ceramic hob with extractor hood over. Wine fridge. Tiled splashbacks. Tiled flooring.

STAIRCASE

Fitted carpeting. Leading to:

LANDING

Spacious. Velux window with blind. Airing cupboard housing boiler for domestic hot water and central heating.

BEDROOM 2

Window to rear with fitted venetian blind. Fitted carpeting. Radiator. Triple wardrobe cupboard.

BEDROOM 3

Window to rear with fitted venetian blind. Fitted carpeting. Radiator. Triple wardrobe cupboard.

FAMILY BATHROOM

Velux window. Panelled bath with fitted shower and screen. Tiled flooring. Hand wash basin in vanity unit. WC. Chrome heated towel rail.

OUTSIDE

The property enjoys an area of front garden with car parking area. Side access incorporating service area and outside tap. The rear garden enjoys an area of paved terrace and decking and laid mainly to lawn with established shrubs, bushes and trees. Electric awnings over the deck and patio area. A feature of the garden is the rear independent access with twin gates providing additional parking to the rear. The garden extends to the side to a lovely secluded area with garden room and decking. To the front of the property is a garage with conventional opening doors and storage room beyond.

COUNCIL TAX

Maidstone Borough Council Tax Band E

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

MONEY LAUNDERING REGULATIONS

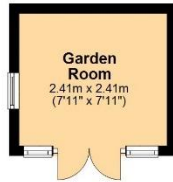
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Ground Floor



Total area: approx. 143.0 sq. metres (1539.6 sq. feet)

Dimensions are approx.

Plan produced using PlanUp.