



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Broadclough Way
Maidstone, Kent, ME17 3UX

£575,000

Broadclough Way

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Key Features

- Brand New Four Bedroom Family Home
- Kitchen with Granite Worksurfaces and Integrated Appliances
- Located Close to Local Amenities and Motorways
- Finished to a High Specification Throughout
- Two En-Suite Shower Rooms
- 10 Year Structural Warranty

Description

Another prestigious development by Artisan Homes, a highly regarded local developer consisting of a single four bedroom detached home with an EPC Rating of 'A'. Situated in Langley, all of the homes are finished to Artisans usual high specification and standards, delivering an excellent home in a much sought after location.

The ground floor offers underfloor heating and comprises an open planned kitchen/dining room with granite work surfaces, integrated appliances and island with breakfast bar, with bi-fold doors leading to a magnificent private rear garden. There is also a spacious living room with Herringbone style flooring, a study/home office, utility room, entrance hall and guest cloakroom.

The first floor features a spacious primary bedroom with en-suite shower room and a bay window, second bedroom with en-suite shower room, a further two double bedrooms and a family bathroom with separate shower and bath.

Externally the property benefits from a driveway with parking for multiple vehicles and the rear garden which offers a large patio area with the remainder of the garden laid to lawn with a garden shed. Additional features include 3.75 kw solar panels with 5.2kw battery storage, energy efficient air source heating and a 10 year structural build warranty.



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Location

Situated on the new and popular development of Langley Park, you are only a short walk from a small retail development including an Aldi and a variety of other shops.

Maidstone Town Centre is approximately a 10 minute drive away providing a wider variety of shops, restaurants and three mainline Rail Stations with links to London. Access to the motorway network is also a short distance away.

■ EPC Rating A

■ Council Tax Band TBC

■ Maidstone Borough Council

■ For Broadband Speed refer to Ofcom Website

For all Viewings and Enquiries contact:



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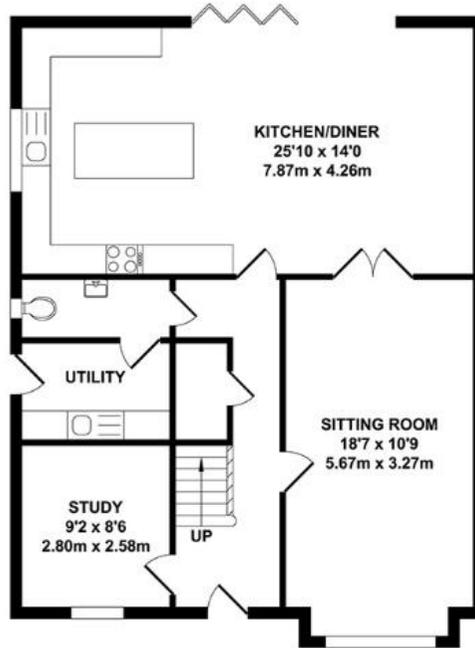
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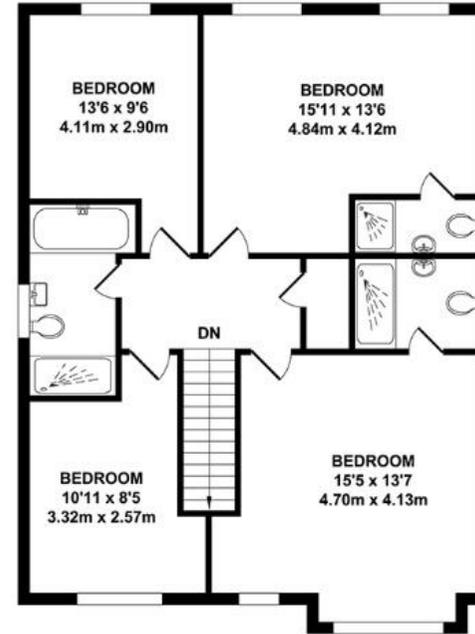




Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
863 SQ.FT.
(80.14 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
863 SQ.FT.
(80.14 SQ.M.)

TOTAL APPROX. FLOOR AREA 1725 SQ.FT. (160.28 SQ.M.)

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. 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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