



Wents Wood, Weaving, Maidstone, , ME14 5BL
Offers In Excess Of £900,000



**** GUIDE PRICE £900,000 - £950,000 **** Discover this exquisite, modernised detached residence that spans an impressive 2,516 sq ft, nestled in a highly sought-after cul-de-sac off Weavering Street, comprising only nine distinguished homes.

As you approach the property, you are greeted by an extensive driveway that provides ample parking for multiple vehicles, alongside a beautifully landscaped front garden. Enter through the remarkable bespoke front door into a generous entrance hall that effortlessly leads to an expansive sitting room, perfect for relaxation or entertaining. The modern kitchen/breakfast room, equipped with NEFF appliances, with a separate utility room, offers a harmonious blend of style and functionality. A formal dining room provides an elegant space for special gatherings, while a large conservatory overlooks the lush rear garden, bathing the area in natural light. A convenient cloakroom completes the exceptional ground floor layout.

Venture upstairs to find five spacious bedrooms and three beautifully appointed bathrooms. The capacious principal bedroom is a true retreat, featuring a charming dressing area and a contemporary shower room with dual basins, providing a luxurious experience. Bedroom two boasts a further en-suite whilst a family bathroom serves the remaining three. Both the principal ensuite and the family bathroom have underfloor heating.

Externally, this splendid home features a sizeable double garage with electric roller shutter doors, ensuring both security and convenience. The rear garden is a picturesque haven, showcasing a delightful flower and shrub border, a patio seating area, and a lush lawn, ideal for family gatherings and outdoor relaxation. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: G.



LOCATION

Weaving offers a lifestyle of convenience, situated within close proximity to a large supermarket and the highly regarded St. John's primary school. Local pubs and the charming village centre of Bearsted are just a short walk away, featuring a lovely green space, various shops, restaurants, and a parish church. The mainline station provides seamless services to London, Ashford International, and the coast. Furthermore, the area boasts excellent access to the M2 & M20 motorways, making it an ideal location for both local and commuting lifestyles.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Conservatory

Kitchen/Breakfast Room

Utility Room

First Floor:

Landing

Principal Bedroom

Dressing Area

En-suite Shower Room

Bedroom 2

En-suite Shower Room

Bedroom 3

Bedroom 4

Bedroom 5/Study

Family Bathroom

EXTERNALLY

Front Garden

Driveway

Double Garage

Rear Garden

Shed

VIEWING

Strictly by arrangement with the Agent's
Bearsted Office: 132 Ashford Road, Bearsted,
Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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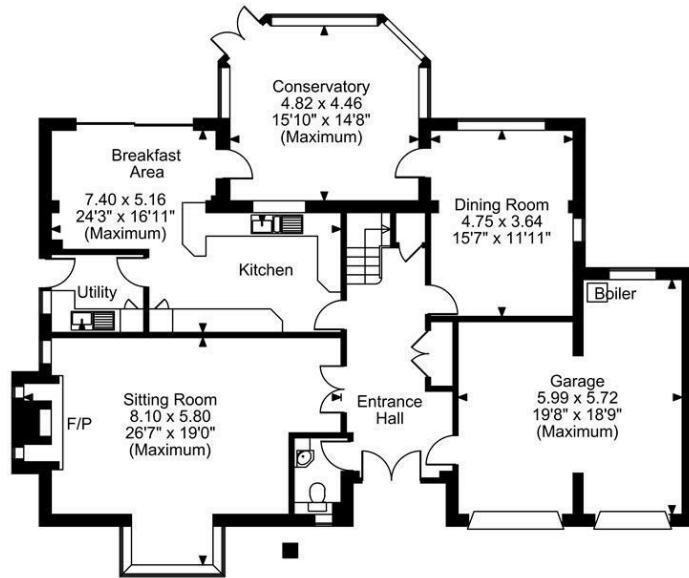
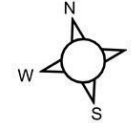
Approximate Gross Internal Area

Main House = 2516 Sq Ft/234 Sq M

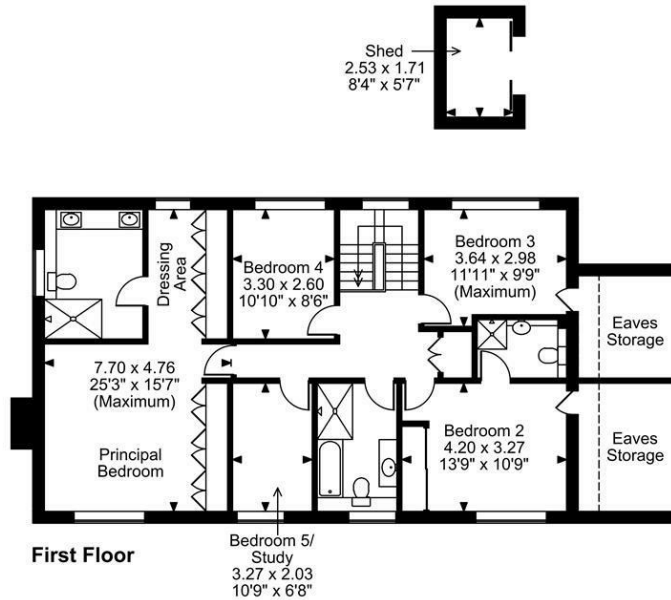
Garage = 332 Sq Ft/31 Sq M

Shed = 47 Sq Ft/4 Sq M

Total = 2895 Sq Ft/269 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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