



**Colyn Drive, Maidstone, , ME15 8FZ**  
**Offers In Excess Of £375,000**



**\*\* GUIDE PRICE £375,000 - £400,000 \*\***

Nestled in the corner of the desirable Colyn Drive, Maidstone, this modern detached house offers a perfect blend of comfort and style. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a hallway which feeds a cloakroom, spacious reception room that provides a warm and inviting atmosphere, a modern kitchen/diner, complete with a separate utility room, designed for convenience and functionality. Upstairs, the principal bedroom is a true highlight, featuring an en-suite shower room that adds a touch of luxury to your daily routine. The additional two bedrooms are versatile and can be adapted to suit your lifestyle, whether as guest rooms, a home office, or children's bedrooms.

Set on a corner plot, this property benefits from a private landscaped garden, which includes an extended patio seating area, ideal for outdoor gatherings. The attached garage and driveway provide ample parking for two vehicles. Tenure: Freehold. Council Tax Band: E. EPC Rating: B.



## LOCATION

The development was constructed approximately 8 years ago and is situated on the periphery of Maidstone, benefitting from a range of local amenities including two mainline train stations within Maidstone and good access to the M20 motorway. Local shopping facilities are close by, as well as junior schools, pubs, restaurants and a variety of leisure facilities. The development is within easy travel distance of both Leeds Castle and Mote Park.

## ACCOMMODATION

### Ground Floor:

Hallway

Cloakroom

Sitting Room

Kitchen/Diner

Utility Room

### First Floor:

Landing

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Family Bathroom

## EXTERNALLY


Driveway

Garage

Rear Garden

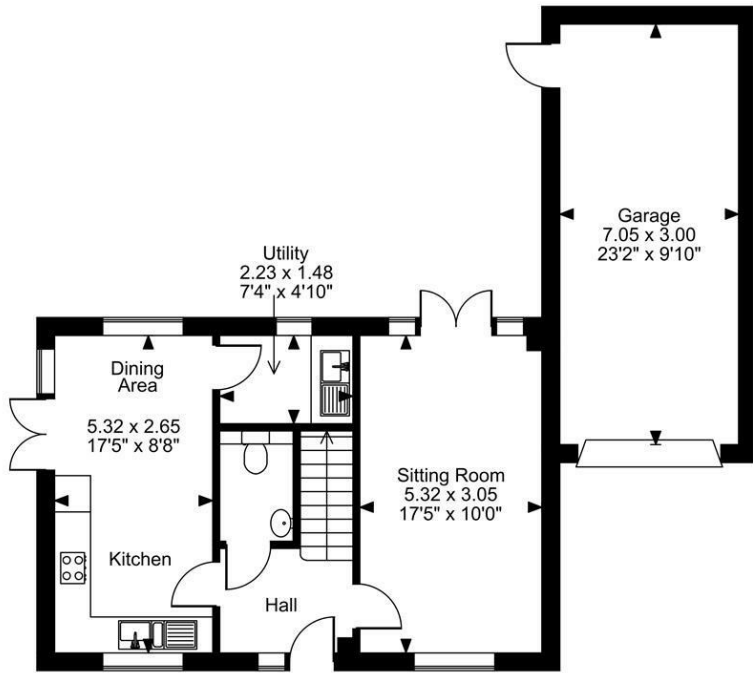
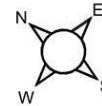
## VIEWING

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

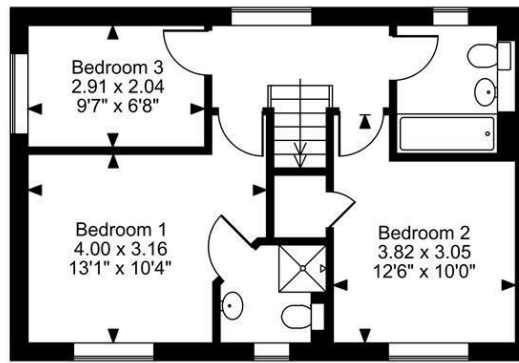
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Colyn Drive, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 928 Sq Ft/86 Sq M  
 Garage = 228 Sq Ft/21 Sq M  
 Total = 1156 Sq Ft/107 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.  
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