



15A Otteridge Road
Bearsted, Maidstone
ME14 4JR

Guide Price £400,000 to £450,000

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Maidstone
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Description

An excellent opportunity to acquire this charming chalet-style detached bungalow, ideally situated in the heart of sought-after Bearsted. Offering versatile and adaptable accommodation, the property is perfectly suited to those seeking predominantly ground-floor living, whilst retaining a first-floor bedroom with en-suite shower room that is ideal for guests, a home office, or evolving family needs.

The well-proportioned accommodation comprises a spacious lounge, kitchen/dining room, two double bedrooms and a family bathroom to the ground floor, together with a generous first-floor bedroom and en-suite shower room. Externally, the property benefits from a driveway providing off-road parking and a low-maintenance south-easterly facing rear garden.

Conveniently located within approximately half a mile of Bearsted Village Green, local doctor's surgery and the mainline railway station, the property is offered for sale with no forward chain.

Location

Situated in this fine non-estate position, conveniently placed within 200 metres of the Ashford Road, with its shopping facilities, post office, chemist, doctor's surgery and regular bus services into the County town. The village green is within a quarter of a mile and has a further selection of shops and collection of gastro pubs and restaurants, together with library and mainline railway station connected to London on the Victoria Line. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. To the east of the village is the Woodland Trust, a unique area of amenity land for all to enjoy extending in all to 26 acres. The village also boasts a wide selection of clubs and sports facilities including tennis, football, cricket, golf and bowls. Maidstone the County town is some two and half miles distant and offers a more comprehensive selection of amenities.

Council Tax Band

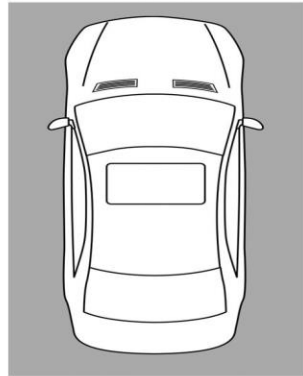
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

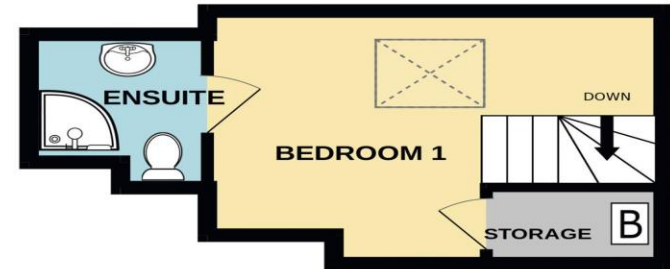


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ON THE GROUND FLOOR

ENTRANCE HALL

uPVC entrance door with decorative glazed panels and brass fittings, complemented by a radiator and a useful built-in storage cupboard.

BEDROOM 2 11' 7" x 9' 7" (3.53m x 2.92m)

Window to front and double radiator.

BEDROOM 3 10' 10" x 9' 11" (3.30m x 3.02m)

Double radiator, front-aspect window, and useful under-stairs storage cupboard.

KITCHEN DINER 14' 2" x 10' 9" (4.31m x 3.27m)

Well-appointed kitchen fitted with a range of high and low-level units with white high-gloss door and drawer fronts, integrated fridge freezer, Lamona oven with four-burner electric hob and extractor hood above, deep pan drawers, tiled splashbacks and upstands, tile-effect vinyl flooring, double radiator, and a window and half-glazed door opening to the south-easterly facing rear garden.

LOUNGE 13' 9" x 11' 6" (4.19m x 3.50m)

Spacious reception room featuring a double radiator and glazed double casement doors with adjoining side panels, providing an abundance of natural light and opening onto the south-easterly facing rear garden.

BATHROOM 9' 1" x 5' 9" (2.77m x 1.75m)

Stylishly appointed shower room featuring a white suite with chrome fittings, incorporating a built-in vanity unit with black work surface and white high-gloss storage cupboards, concealed-cistern WC, and

wash hand basin with mixer tap. A walk-in bath with integrated seat and handheld shower attachment provides a practical and accessible bathing solution, complemented by a chrome heated towel rail, vinyl flooring, and a side-aspect window allowing for natural light and ventilation.

ON THE FIRST FLOOR

BEDROOM 1 13' 8" x 10' 9" (4.16m x 3.27m) plus 9' 5" x 6' 4" (2.87m x 1.93m)

L-shaped bedroom offering character and charm, with some restricted head height to the eaves. Features include a double radiator, rear-facing Velux window, and a generous illuminated eaves storage cupboard measuring 9'0" by 4'2" housing the Vaillant gas-fired boiler. Door leading to:

EN-SUITE SHOWER ROOM 5' 10" x 5' 9" (1.78m x 1.75m) plus 2' 9" x 2' 2" (0.84m x 0.66m)

L-shaped shower room fitted with a contemporary white suite and chrome fittings, comprising a low-level WC, wash hand basin with mixer tap and storage cupboards beneath, and a walk-in shower enclosure with rainfall shower head. Further features include black work surfaces, tiled splashbacks, a chrome heated towel rail, and a rear-facing Velux window providing natural light.

OUTSIDE

The front of the property benefits from a brick-paved driveway providing off-street parking, with both stepped access featuring a handrail and a sloped pathway leading to the entrance door. Attractive raised beds are well stocked with a variety of mature shrubs and planting, including roses, buddleia, lavender and variegated hebe, together with an external light and side pedestrian access to the rear garden.

The south-easterly facing rear garden has been designed for ease of maintenance, featuring an extensive brick-paved patio, a small lawned area, and well-established borders planted with mature trees and shrubs. Additional features include a timber garden shed, external lighting, and an outside water tap.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side, taking the third turning on the right into Tower Lane. Otteridge Road will be found second turning on the left hand side, the property being a short distance along on the left.



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