



FOUNDATION

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9 Wagoners Close, Weaving, Maidstone ME14 5SG

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



9 Wagoners Close, Weaving, Maidstone ME14 5SG

- A Modern & Attractive Detached Bungalow
- Two Double Bedrooms
- Spacious Sitting Room With Feature Fireplace
- Double Glazed Conservatory Overlooking The Garden
- Established & Highly Secluded Rear Garden
- Driveway Parking & Detached Garage
- Set Within A Quiet Cul-De-Sac Of Similar Bungalows
- Sought After Location Close to Local Amenities

SITUATION:

Wagoners Close is a quiet residential cul-de-sac situated within the highly desirable area of Weaving, which is just two miles east of the county town of Maidstone and within walking distance to many local amenities including the 450 acre Mote Park.

Weaving has a lovely community feel to it and is served by two popular public houses, a medical centre, a dentist, a pharmacy, and a local supermarket, as well as several parks and play areas. The property is surrounded by excellent education opportunities both in the primary, and secondary sector, St Johns primary school, Invicta grammar and the school of science and technology are all within walking distance.

Bearsted is just over a mile away and is an idyllic Kentish village, with a beautiful village green, flanked by many fine period residences, The White Horse and The Oak on The Green public houses, The Fish On The Green and several village shops including the

renowned Crouch Butchers.

Other amenities within the village include a post office, an supermarket, a library, a doctor's surgery, a petrol station, Roseacre and Thurnham schools, Bearsted Golf Club, Bearsted & Thurnham Tennis Club, and a mainline station with a regular and direct service to London. Bearsted & Weaving are surrounded by beautiful countryside including Bearsted Woodland Trust, as well as easy access to the North Downs and the Pilgrims Way, making it ideal for those who enjoy outdoor pursuits such as rambling.

The nearby village of Leeds is host to Leeds Castle, over 900 years old and set within over 500 acres of beautiful park-like grounds, the castle is known as 'the loveliest castle in the world' and is a draw for tourists from all over the world. For a far wider range of amenities, the nearby county town of Maidstone offers a fine selection of shopping, educational and recreational facilities, including several grammar schools, Fremlin Walk Shopping Centre, three stations and a hospital.



DESCRIPTION:

A well-proportioned detached bungalow, occupying a peaceful position within a highly regarded cul-de-sac in the sought-after area of Weaving, close to numerous local amenities and bus routes into Maidstone town centre.

The property offers versatile and well appointed single-storey accommodation, together with a garage, driveway parking and lovely mature gardens.

Positioned behind a generous front lawn and approached via a block-paved driveway, the property presents an attractive and well-maintained appearance, with traditional brick elevations and established planting creating an inviting first impression.

Having recently been refreshed throughout, the bungalow provides a wonderful opportunity for purchasers to move straight in while also offering scope for further enhancement should they wish.



The accommodation is arranged around a welcoming central hallway, which provides access to all principal rooms.

The sitting room is particularly impressive, extending to over nineteen feet in length and benefiting from a charming brick-built fireplace, creating an attractive focal point within this generous reception space.

Glazed doors open directly into the conservatory, which enjoys delightful views over the rear garden and provides an additional reception area, ideal for relaxing, dining or entertaining throughout the year.

The kitchen is fitted with a range of wall and base units, with ample work surfaces, space for appliances and pleasant views of the garden.

There are two well-proportioned bedrooms, both enjoying pleasant outlooks and ample space for free standing furniture. These are

served by a well appointed shower room with a modern white suite including a large, walk-in shower enclosure.

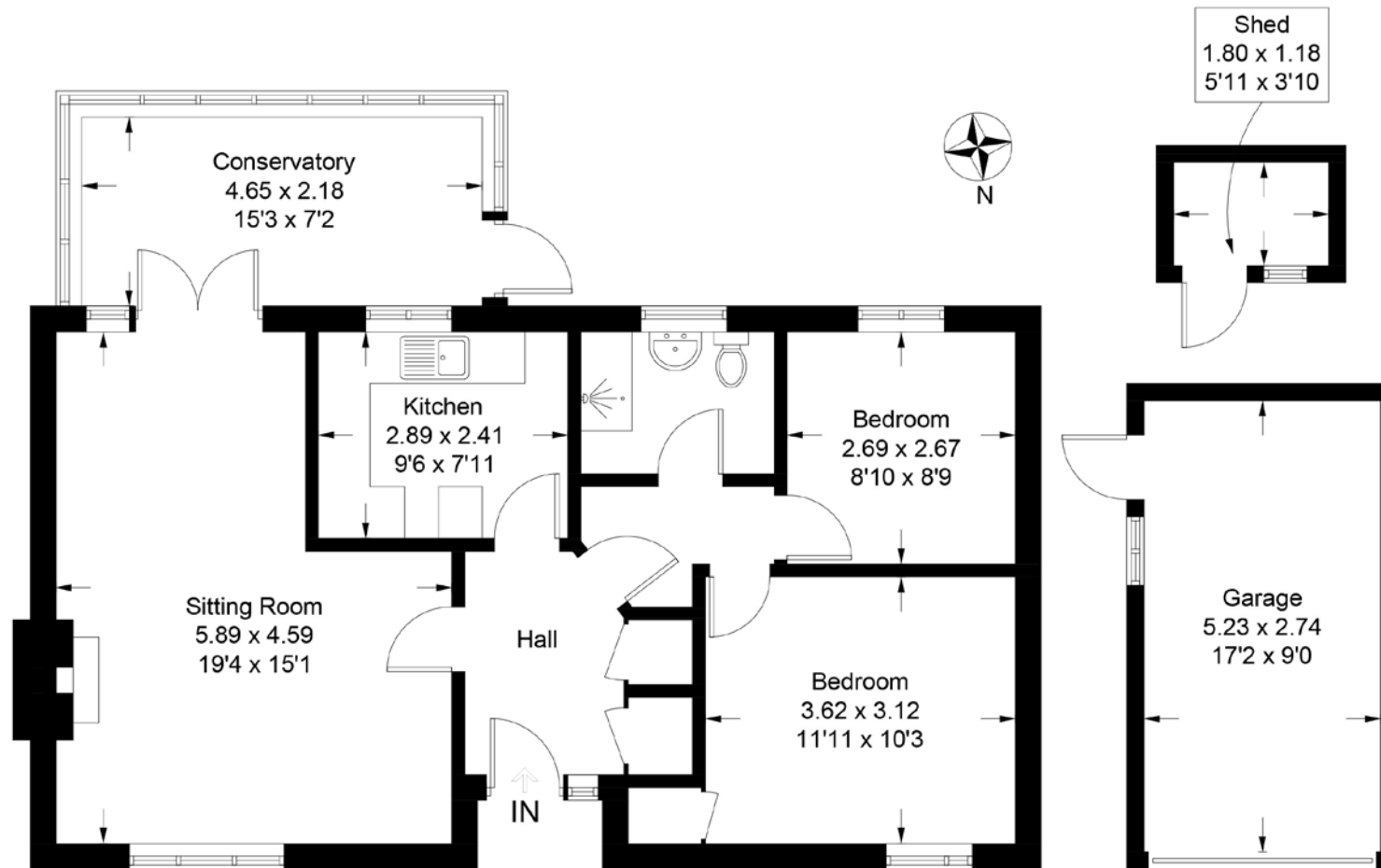
There is also a spacious loft, which is partially boarded.

OUTSIDE:

The rear garden is a particularly attractive feature of the property, enjoying a high degree of privacy and a mature backdrop of established trees and planting.

Predominantly laid to lawn, the garden offers plenty of space for gardening enthusiasts, outdoor entertaining or simply enjoying the peaceful surroundings.

A paved terrace wraps around the conservatory, creating the perfect spot for alfresco dining during the warmer months.



TOTAL FLOOR AREA: 1002 sq. ft (93.1 sq. m)
BUNGALOW: 824 sq. ft (76.6 sq. m)
OUTBUILDINGS: 178 sq. ft (16.5 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All mains services are connected.

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