



30 Mallings Drive
Bearsted, Maidstone
ME14 4HF

Guide price £500,000-£550,000

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Description

Situated in the highly sought-after village of Bearsted, this well-presented four to five bedroom semi-detached home offers versatile and spacious accommodation, including annexe potential to the ground floor, making it an ideal choice for multi-generational living, those working from home, or buyers seeking flexible additional living space. Conveniently located within walking distance of Bearsted's picturesque village green, excellent local amenities, highly regarded schools, and the mainline railway station, the property combines village charm with everyday practicality.

The accommodation comprises an entrance porch, welcoming entrance hall, ground floor cloakroom, contemporary kitchen/breakfast room, and a spacious open-plan lounge and dining room, ideal for modern family living and entertaining. A particular feature of the property is the ground floor annexe potential accommodation, which provides excellent flexibility and includes a front-facing room which could be used as a study or fifth bedroom, bathroom, and a further room to the rear which is currently used as a fourth bedroom but could be used as an annexe lounge with double doors opening onto the south-facing rear garden. This adaptable space could equally serve as guest accommodation, a home office suite, or independent living quarters. To the first floor are two double bedrooms, both benefiting from fitted wardrobes, a further single bedroom, and a stylish contemporary family bathroom. Externally, the property enjoys off-road parking via a driveway to the front, while to the rear is a private south-facing garden, offering an excellent space for relaxing and outdoor entertaining. Properties offering such flexible accommodation in this prime village location are rarely available, and an internal viewing is highly recommended to fully appreciate all that this home has to offer.

Location

To the south of the property is The Woodlands Trust with 26 acres of amenity land and Village Green is within a 1/4 of a mile which typifies the Kentish scene with cricket square, oast houses, gastro pubs and restaurants. There are shops which provide for everyday needs, library with mainline railway station connected to London on the Victoria line. There is a further selection of local shops on the Ashford Road some 1/2 a mile distant with medical centre, chemist and post office. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf clubs, brownies and guides, cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham schools catering for infants and juniors. Maidstone town centre is some 2 1/2 miles distant and offers a wider selection of amenities consistent with its county town status including a selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

E

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		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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 PORCH

Enclosed entrance porch featuring a uPVC entrance door with decorative leaded-light and stained-glass inserts, quarry-tiled flooring, and leaded-light windows to the front and side. A uPVC half-glazed door with matching side panel opens into:

ENTRANCE HALL 10' 8" x 9' 0" (max) (3.25m x 2.74m)

Staircase rising to the first floor, useful understairs storage cupboard, wood laminate flooring and double radiator.

KITCHEN / BREAKFAST ROOM 18' 8" x 9' 0" (narrowing to 8') (5.69m x 2.74m)

A superbly appointed kitchen fitted with an extensive range of high and low-level units featuring contemporary white high-gloss door and drawer fronts, complemented by marble-effect work surfaces, matching upstands, and metro-tiled splashbacks. Integrated Zanussi oven with four-ring induction hob and extractor canopy over, integrated dishwasher, and recessed acrylic one-and-a-half bowl sink with mixer tap. Space for an American-style fridge freezer and plumbing for a washing machine. Further benefits include low-voltage recessed lighting, wood-effect laminate flooring, stylish black power sockets with USB charging points, and a window overlooking the rear garden, enjoying a desirable southerly aspect.

DINING ROOM 8' 8" x 9' 0" (2.64m x 2.74m)

Bi-fold doors providing seamless access to the south-facing rear garden, radiator, and an open-plan opening through to:

LOUNGE 21' 0" x 11' 5" (6.40m x 3.48m)

A charming bay window to the front elevation incorporating leaded-light glazing, complemented by a contemporary electric feature fireplace with stylish surround. Further enhanced by two radiators and twin wall light points.

BEDROOM 4 8' 6" x 8' 5" (2.59m x 2.56m)

Wood laminate flooring, radiator and window to front.

DOWNSTAIRS BATHROOM 6' 0" x 5' 7" (1.83m x 1.70m)

Well-appointed bathroom fitted with a white suite comprising a low-level WC, wash hand basin with traditional-style chrome fittings, and a panelled bath with shower over. Finished with ceramic tiled flooring, tiled splashbacks, and extractor ventilation.

STUDY / BEDROOM 5 11' 6" x 10' 8" (3.50m x 3.25m)

Wood-effect laminate flooring, double casement doors opening onto the rear garden, which enjoys a desirable southerly aspect, additional side-facing window, and double radiator.

ON THE FIRST FLOOR

LANDING

Side-facing window, access to the loft space, and a useful built-in storage cupboard with shelving.

BEDROOM 1 11' 1" x 10' 4" (max) (3.38m x 3.15m)

Benefiting from a front-facing leaded light window and an extensive range of built-in wardrobes spanning one wall, featuring sliding doors with mirrored insert. Further complemented by a radiator.

BEDROOM 2 9' 7" x 11' 3" (max) (2.92m x 3.43m)

Enjoying a pleasant rear aspect with southerly exposure, this bedroom features a window overlooking the garden, a range of built-in wardrobes spanning one wall with sliding doors incorporating mirrored panel, radiator, and an additional built-in storage cupboard with shelving.

BEDROOM 3 8' 3" x 6' 7" (2.51m x 2.01m)

Featuring a leaded-light window to the front elevation, this room also benefits from a built-in shelved storage cupboard and radiator.

BATHROOM

Stylishly appointed shower room fitted with a contemporary white suite comprising a built-in vanity unit with inset wash hand basin and chrome mixer tap, and a low-level WC with concealed cistern. A generous twin shower enclosure features a rainfall shower head, separate handheld attachment, and glazed screen. Enjoying a rear-facing window with a desirable southerly aspect, the room is further enhanced by exposed display shelving, stone-effect ceramic tiled walls and window sill, chrome heated towel rail, low-voltage recessed lighting, slate-effect flooring, and extractor fan.

OUTSIDE

Externally, the property is approached via a concrete driveway providing off-road parking, alongside a lawn bordered by mature trees and shrubs. The front garden is enclosed by attractive walled boundaries.



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