



Discovery Road, Bearsted, Maidstone, Kent, ME15 8HF

Guide Price £525,000



**** GUIDE PRICE: £525,000 - £550,000 **** Situated on the popular Discovery Road in the charming village of Bearsted, this beautiful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,432 square feet, the property boasts a generous sitting room, and a fabulous fully insulated sunroom, ideal for both relaxation and entertaining. The fully equipped kitchen/dining room showcases integrated appliances and stylish Karndean flooring. The remainder of the downstairs accommodation is adorned with elegant wood flooring, enhancing the overall aesthetic. With four well-proportioned bedrooms, there is ample space for families or those seeking a home office. The house features two contemporary bathrooms, ensuring convenience for all residents.

Additional benefits include a recently installed highly efficient combi boiler ensuring that energy bills remain low, complemented by the solar panels that further enhance the home's eco-friendly credentials. An eco rainwater collection system adds to the sustainability of the property, making it an excellent choice for environmentally conscious buyers.

Outside, the property offers parking for up to four vehicles on the attractive block paved driveway, with access to an integral garage. Additionally, there is a covered garden storage area to the side, perfect for keeping outdoor equipment safe and tidy. This home offers comfort, efficiency, and a welcoming community. Tenure: Freehold. Council Tax Band: E. EPC Rating: B.



LOCATION

The property is ideally situated within close proximity to the River Len Nature Reserve and Mallards Park, as well as the amenities available in Bearsted, such as nearby shops and a doctor's office. Excellent transportation options are provided by the nearby mainline train station, along with straightforward access to the M20 and M2 motorways. It is also conveniently located close to outstanding schools, including Thurnham, Roseacre, and Madginford. The scenic village green features a variety of cafés, pubs, and restaurants. For leisure activities, residents can enjoy local golf, bowls, and tennis clubs, as well as nearby leisure centre's. The lovely grounds of Leeds Castle and Mote Park are also just a short distance away.

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Kitchen/Dining Room

Sitting Room

Sunroom

First Floor:

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

Driveway

Integral Garage

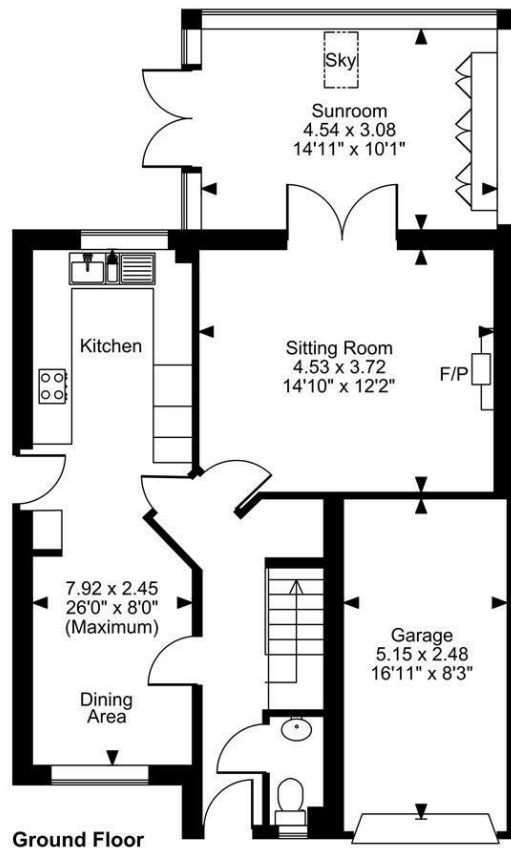
Rear Garden

VIEWING

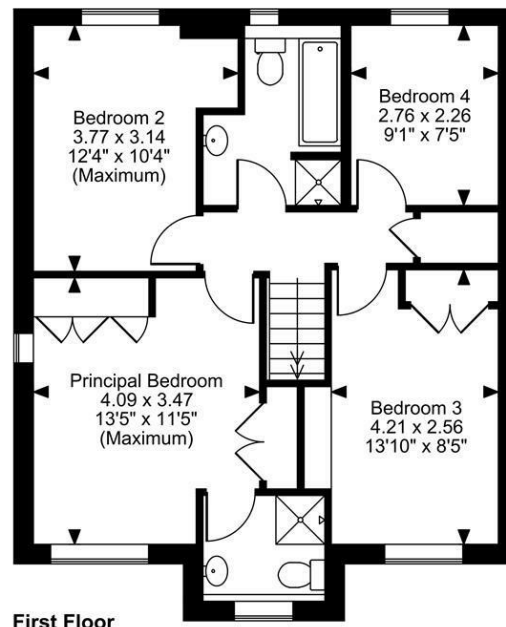
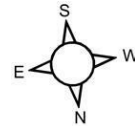
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Discovery Road, Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 1294 Sq Ft/120 Sq M
Garage = 138 Sq Ft/13 Sq M
Total = 1432 Sq Ft/133 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8649927/LCO

