



**Fielding Drive, Larkfield, Aylesford, ME20 6TY**  
**Offers Over £525,000**



4 Bedroom DETACHED house in the serene cul-de-sac of Fielding Drive, Larkfield, this splendid house offers a perfect blend of space, comfort, and modern living. Spanning an impressive 1,261 square feet, this charming residence features four well-proportioned bedrooms, making it an ideal family home in the desirable Poets Development.


Upon entering, you are welcomed by a generously sized entrance hall that sets the tone for the rest of the property. The ground floor boasts a spacious separate sitting room which leads to a separate dining room with a lovely view out the the garden. The kitchen is also a great size and features an area for a table adding a breakfast room feel. There is added convenience of a downstairs cloakroom.

As you ascend to the first floor, you will discover four ample bedrooms, including a master suite that features a stylish ensuite bathroom. The additional three bedrooms are complemented by a family bathroom, ensuring practicality for all family members.

Externally, the property is equally impressive, with a driveway that accommodates two to three cars and a garage for added convenience. The rear garden, clearly cherished, offers a lovely mix of mature lawn and patio, creating an ideal setting for summer gatherings and outdoor relaxation, all while enjoying a particularly private aspect.

This house is a beautiful example of a family home in a sought-after area, and we highly recommend scheduling a viewing at your earliest convenience to fully appreciate all that it has to offer.

- Sought After Poet's Estate
- Spacious Throughout
- Detached Large Plot
- 4 Great Size Bedrooms
- Ensuite And Family Bathroom
- Large Driveway For Multiple Cars
- Integral Garage
- Large And Beautiful Garden
- EPC Rating Awaited

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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 	





## LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.



For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

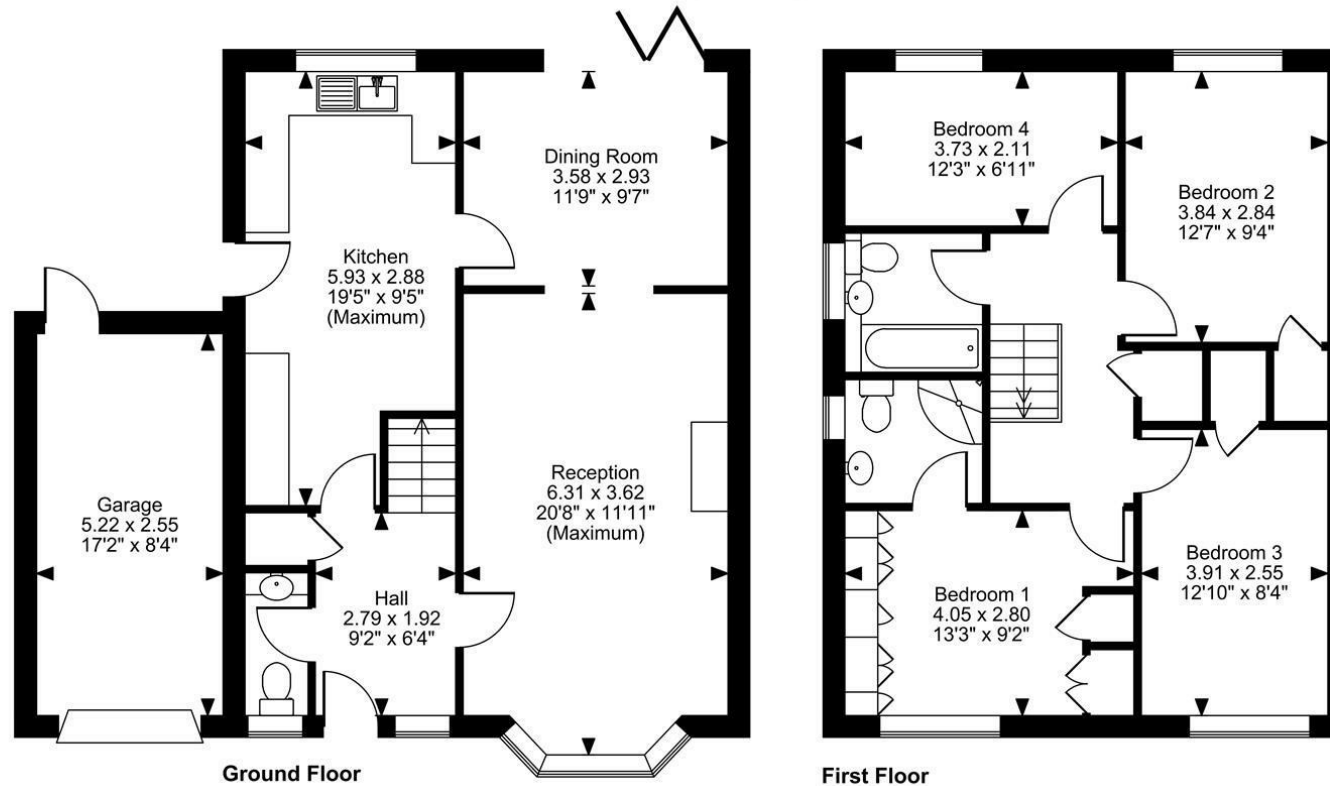
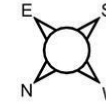
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## ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band E  
EPC Rating Awaited  
UPVC Double Glazing  
Gas Central Heating



Fielding Drive, Larkfield, Aylesford, Kent  
 Approximate Gross Internal Area  
 Main House = 1261 Sq Ft/117 Sq M  
 Garage = 143 Sq Ft/13 Sq M  
 Total = 1404 Sq Ft/130 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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