

The Platt, Sutton Valence, Maidstone, Kent, ME17 3BQ Price £600,000





## IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN THE HEART OF SUTTON VALENCE - OFFERED WITH NO FORWARD CHAIN

This stunning home has been beautifully updated by the current owners and is ready to move straight into. The property enjoys an extended porch leading to a bright and airy lounge with parquet flooring, log burner, and doors opening onto the garden. The showpiece is the extended open plan kitchen/diner with quartz worktops, island, integrated appliances, instant boiling water tap, and space for an American-style fridge freezer. A large utility room with front and rear access, plus a ground floor cloakroom, complete the ground floor.

Upstairs, there are four generously sized bedrooms, each with built-in wardrobes, and a stylish family bathroom with bath and a separate shower. A modern combination boiler is housed in the loft, serviced annually, ensuring efficient use of space within the home.

Outside, the front offers a driveway for several cars and a well-kept lawn. To the rear is a superb garden with a large patio ideal for entertaining, a mid-section of lawn, and a versatile summer house with two rooms, power, and air conditioning. Additional seating areas provide sun spots throughout the day.

Sutton Valence is a sought-after and picturesque village surrounded by beautiful countryside and farmland. Local amenities include welcoming village pubs and scenic walks across the Greensand Way and meadows. The village is home to the renowned Sutton Valence School, while Maidstone offers a choice of grammar schools. Commuters benefit from excellent transport links with Headcorn station nearby providing direct services to London, and the M20 within easy reach.

CONTACT THE PAGE AND WELLS LOOSE OFFICE TO ARRANGE YOUR VIEWING WITHOUT DELAY.









## **GROUND FLOOR**

Entrance Hall 13'9" x 9'6" (4.21m x 2.90m)

Lounge 17'9" x 12'11" (5.42m x 3.94m)

Kitchen/Dining Room 22'9" x 18'2" (6.94m x 5.56m)

Utility Room 17'1" x 8'3" (5.21m x 2.53m)

FIRST FLOOR

Bedroom 1 14'2" x 10'0" (4.33m x 3.06m)

Bedroom 2 10'0" x 8'11" (3.06m x 2.72m)

Bedroom 3 12'4" x 7'4" (3.78m x 2.25m)

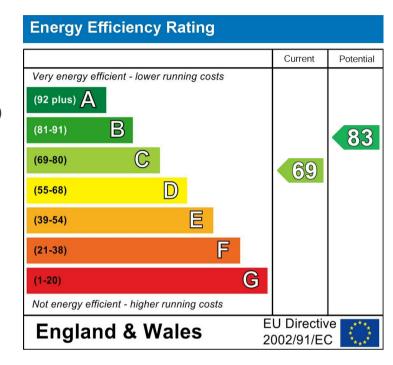
Bedroom 4 13'9" x 6'7" (4.21m x 2.01m)

**Family Bathroom** 

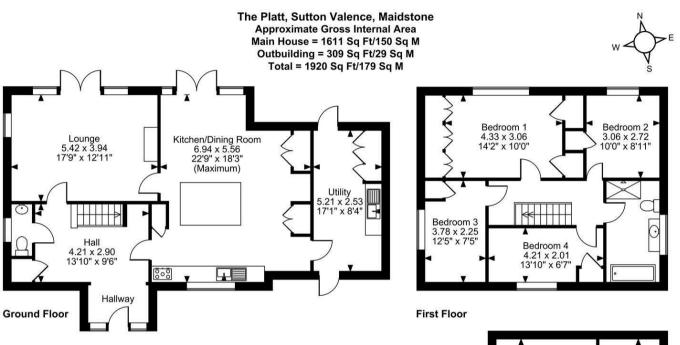
**EXTERNALLY** 

Garden Room 15'6" x 12'2" (4.74m x 3.71m)

Bedroom 15'6" x 7'4" (4.74m x 2.24m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8665787/TOW

