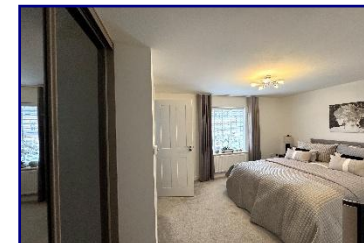


RADFORDS
ESTATE AGENTS

Village Houses



**30 DAWKINS DRIVE
STAPLEHURST
KENT
TN12 0FZ
PRICE £525,000 FREEHOLD**



The Estate Office, Crampton House
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Kent, TN12 0AU



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01580 893152

30 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

AN EXCEPTIONAL AND WELL-PRESENTED DETACHED FAMILY HOUSE BUILT BY DAVID WILSON HOMES TO THE HADLEY DESIGN. NO EXPENSE HAS BEEN SPARED TO UPDATE THE PROPERTY WHICH IS IN IMMACULATE CONDITION THROUGHOUT.

HALLWAY, CLOAKROOM, LOUNGE, KITCHEN/FAMILY/DINING ROOM, UTILITY ROOM, BEDROOM WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, LANDSCAPED AND ATTRACTIVELY WALLED GARDEN, CAR PARKING FOR TWO CARS

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights and turn into Marden Road. Continue along to the end to the roundabout, turn right into Hegarty Way and first left into Dawkins Drive. The property will be found further round on the right-hand side with our For Sale board outside.

DESCRIPTION

The beauty of this house is that The Hadley has a delightfully traditional look. The open plan kitchen with its dining, family areas and utility room, is designed for busy modern living with French doors opening onto the walled garden which gives the whole room a bright and airy feeling. Spacious dual aspect lounge provides a perfect space to relax in. There are two large double bedrooms, one with ensuite, a single bedroom and family bathroom.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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The accommodation comprises: -

FRONT DOOR

Opening to:

SPACIOUS ENTRANCE HALLWAY

Radiator. Stripped flooring. Door opening to:

CLOAKROOM

WC. Hand wash basin. Radiator. Stripped flooring.

LOUNGE

Double aspect with windows to front and side with slatted blinds. Two radiators. Fitted carpeting.

KITCHEN/FAMILY/DINING ROOM

Kitchen Area:

Window to side with slatted blinds. Fitted out with quality base and eye level units with inset stainless steel single drainer sink unit with monobloc tap. Integrated dishwasher. Zanussi oven and gas hob with extractor hood over. Integrated fridge freezer. Radiator. Stripped flooring.

Family/Dining Area

French doors opening onto rear garden. Window to front with slatted blinds. Radiator. Stripped flooring.

UTILITY ROOM

Door opening onto rear garden. Fitted worktop area with space and plumbing for washing machine and tumble drier. Cupboard housing gas-fired combi boiler serving domestic hot water and central heating. Radiator. Stripped flooring.

STAIRCASE

Fitted carpeting. Leading to:

FIRST FLOOR LANDING

Window to rear with slatted blinds. Radiator. Useful storage cupboard. Access to loft area.

BEDROOM 1

Window to front with slatted blinds. Radiator. Fitted carpeting. Full range of quality fitted wardrobe cupboards with glazed doors.

ENSUITE

Window to front with slatted blinds. Walk-in shower cubicle. Hand wash basin. WC. Heated towel rail. Shaver point.

BEDROOM 2

Window to front with slatted blinds. Radiator. Fitted carpeting. Single wardrobe cupboard.

BEDROOM 3

Window to side with slatted blinds. Radiator. Fitted carpeting.

FAMILY BATHROOM

Window to side with slatted blinds. Panelled bath. Hand wash basin. WC.

AGENTS NOTE

All window blinds/curtains are included in the sale.

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OUTSIDE

The property enjoys a frontage of well-maintained garden with shrubs and rear access. A feature of the property is the walled retaining area for the landscaped gardens finished to a high standard. There is car parking space for two cars.

COUNCIL TAX

Maidstone Borough Council Tax Band E

ENERGY PERFORMANCE CERTIFICATE

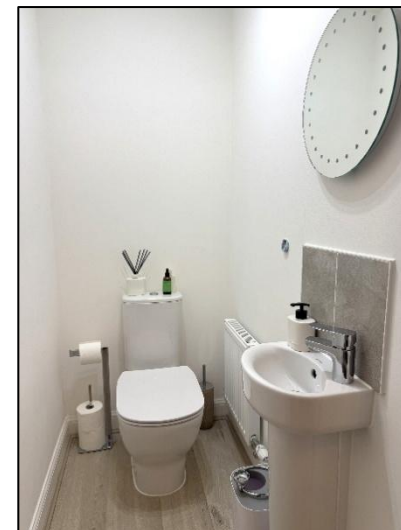
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: B

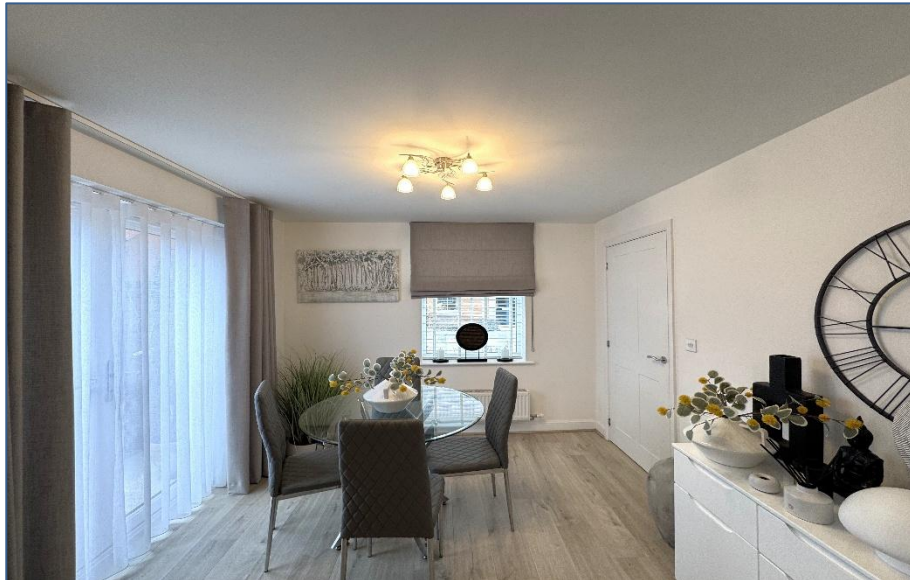
MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

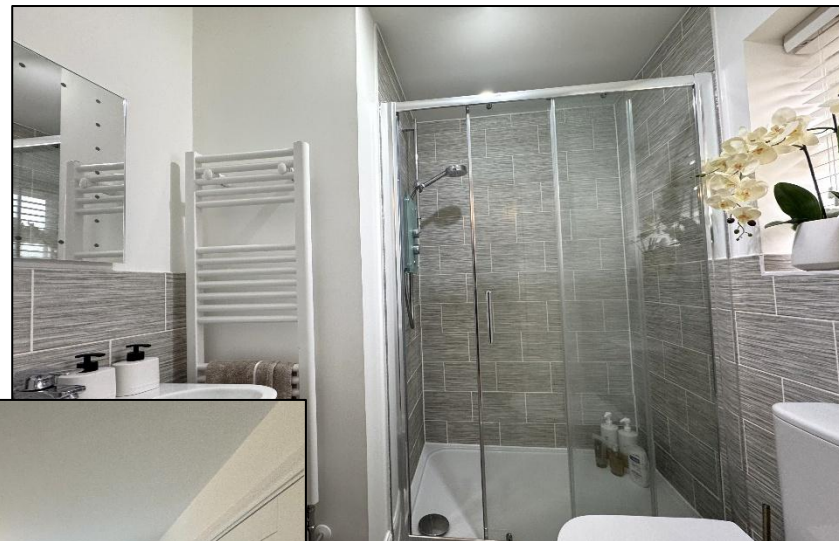
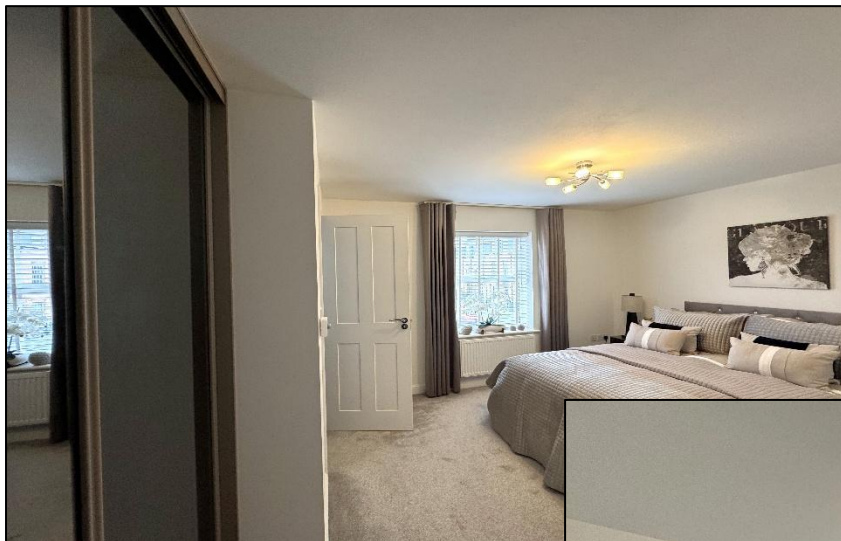
These details & plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.



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Garden – Summer 2025

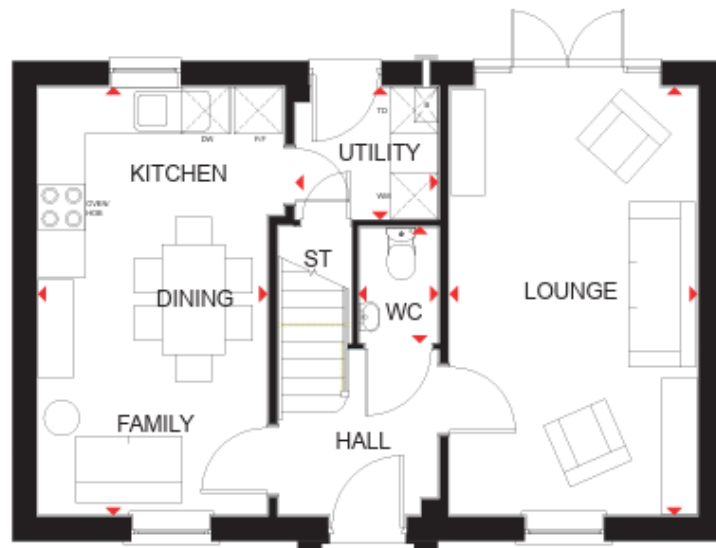
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FLOORPLANS

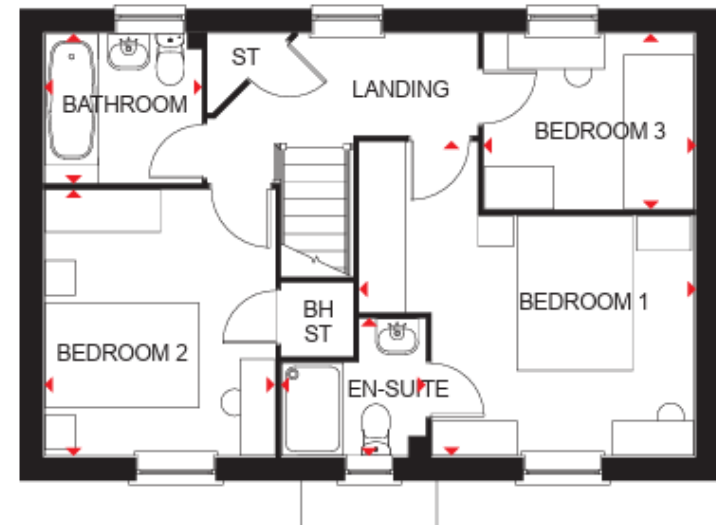
THE HADLEY THREE BEDROOM HOME

Key

B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	w/m	Washing machine space	d/w	Dishwasher space	↔	Dimension location



Ground Floor		
Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/		
Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



First Floor		
Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"