



Granary Close, Weaving, Maidstone, Kent, ME14 5UB

Offers Over £575,000



Welcome to this deceptively spacious five bedroom semi-detached property in the lovely and sought after area of Weaving. The property has been elegantly extended to provide excellent living accommodation as well as five double bedrooms, two of which benefit from en-suite shower rooms.

The property is entered via the larger than average hallway, with the convenience of a cloakroom and two good storage cupboards meaning coats and shoes can be tidied away out of sight. This leads to the spacious through lounge-diner that is semi open-plan to the kitchen/breakfast room.

The modern kitchen is flooded with natural light from the two skylights, the snug offers an additional cosy living space and the excellent garden room gives a versatile space that can lend itself to becoming a home-office/play-room/gym/teenage den or whatever best suits the needs of your family.

On the first floor you will find four generous double bedrooms and the family bathroom and a staircase to the second floor where the attic space has been converted into a bright and airy fifth bedroom.

The property further benefits from a lovely South-East facing garden, an integral garage, off road parking for two-three cars and is beautifully presented in excellent decorative order. In our opinion it is an excellent example of a modern family home. Tenure: Freehold. EPC Rating: C. Council Tax Band: F



LOCATION

Situated in Weaving, the property is conveniently located for the popular local Primary and Senior Schools and is also very close to the excellent local amenities of Grove Green and Bearsted Green. It is well located for transport links, being well served by easy access to M20, M2 and A249 motorway routes and Bearsted Mainline Station with it's direct trains into London.

ACCOMMODATION

Entrance Hallway

Cloakroom

Lounge/Diner

Kitchen/Breakfast Room

Snug

Landing

Principal Bedroom

En-suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Family Bathroom

Staircase to Second Floor

Fifth Bedroom

EXTERNALLY

Driveway

Garage

Garden

Garden Room

VIEWING

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

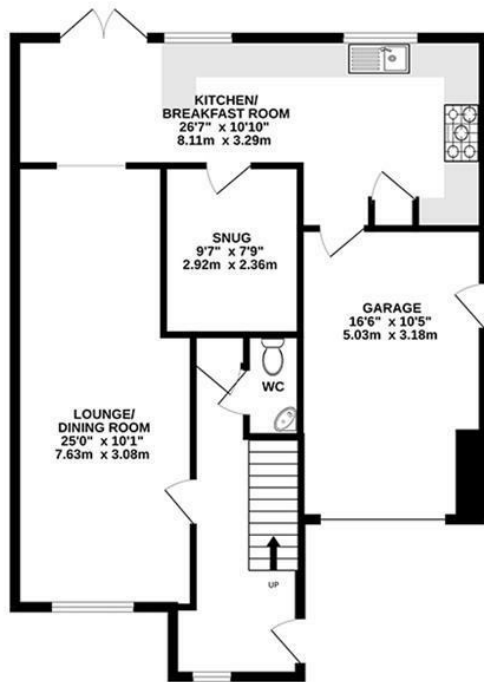
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(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	

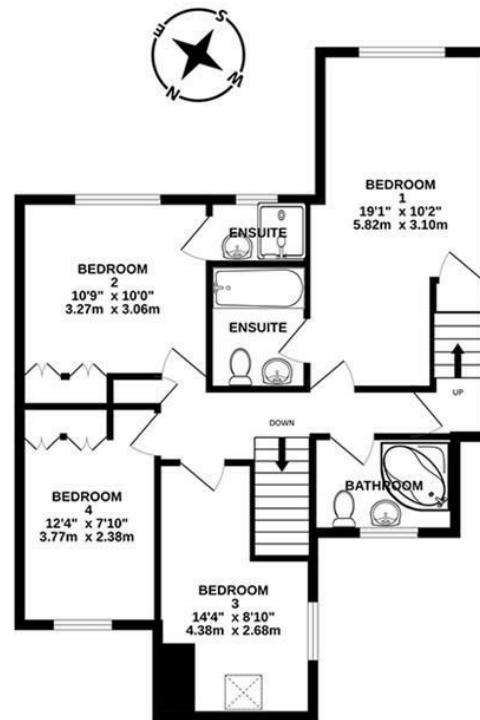
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 Approximate Gross Internal Area
 Main House = 142.71 SqM 1536.11 sq.ft
 Garage = 15.99 SqM 172.11 sp.ft
 Outbuilding = 13.00 SqM 139.93 sq.ft
 Total = 171.7 SqM 1848.16 sq.ft

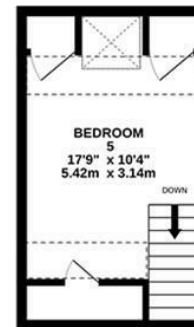
Ground Floor



1st Floor



2nd Floor



Outbuilding



FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE
 The Position & size of doors, windows, appliances and other features are approximate only.

