

RADFORDS

ESTATE AGENTS

Village Houses



**38 SOUTH BANK
STAPLEHURST
KENT
TN12 0BD
PRICE £475,000 FREEHOLD**



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38 SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

AN OPPORTUNITY TO ACQUIRE THIS RECENTLY BUILT MID-TERRACED FAMILY HOME SITUATED IN THE CRANBROOK SCHOOL CATCHMENT AREA WITH MANY ADVANTAGES SUCH AS UNDERFLOOR HEATING, BEDROOM WITH ENSUITE, SMART THERMOSTAT, AND FRESH DOUBLE-GLAZED WINDOWS

ENTRANCE VESTIBULE, ENTRANCE HALL, CLOAKROOM, LIVING/DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS, FAMILY BATHROOM, MAIN BEDROOM/LOFT ROOM WITH ENSUITE, GARDEN, SPACE FOR AMPLE CAR PARKING, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst, head towards the High Street and take the turn right into Bell Lane, which is immediately after the Kings Head pub, follow this road along and then take the first left into South Bank, follow the road down the hill and shortly after passing the green, this property will be found.

DESCRIPTION This attractively presented mid-terraced property occupies a desirable corner position on South Bank in Staplehurst, just a short walk from beautiful countryside walks and one of the area's popular local farm shops. Having recently undergone extensive renovation, the property now benefits from a high-quality specification throughout, including underfloor heating across the ground floor and in all bathrooms, premium kitchen worktops with integrated appliances, brand-new fitted carpets to the bedrooms and landing, and contemporary spotlights throughout. The property also falls within the sought-after Cranbrook School Catchment Area. An internal viewing is highly recommended to fully appreciate the quality, finish, and lifestyle this home has to offer.

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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With tiled underfloor heating throughout the downstairs, the property comprises:

ENTRANCE VESTIBULE

Brand-new replacement front door opening into porch area with window panel to front and tiled flooring with underfloor heating.

ENTRANCE HALL

Tiled flooring. Panelled radiator to side. Carpeted stairs leading to first floor landing. Door to cloakroom.

LIVING ROOM/DINING ROOM

Tiled flooring. Panelled radiator to front and side. Window to front. Smart thermostat. Spotlights

CLOAKROOM

Tiled flooring. WC. Hand wash basin. Shaver point. Chrome heated towel rail. Spotlights.

KITCHEN

Skylights. Spotlights. Tiled flooring. High quality base and eye-level units with quartz worktops and integrated appliances. Integrated dishwasher. Integrated oven and microwave. Integrated fridge freezer. 1.5 bowl steel inset sink. Induction hob with modern extractor hood. Quartz backsplashes. Bi-fold doors to rear garden patio area.

FIRST FLOOR LANDING

Fitted carpeted stairs leading from Entrance Hall. Spotlights.

BEDROOM TWO

Fitted carpeting. Window to front. Radiator to front. Spotlights.

BEDROOM THREE

Fitted carpeting. Window to rear. Radiator to rear. Spotlights.

BEDROOM FOUR

Fitted carpeting. Window to front. Radiator to front. Spotlights.

FAMILY BATHROOM

Tiled flooring with underfloor heating. Frosted window to rear. Panelled bathtub. Vanity unit inset with hand wash basin and WC suite. Mirror cabinet. Shaver point Chrome heated towel rail. Spotlights.

SECOND FLOOR LANDING

Fitted carpeting. Eaves cupboard. Velux window. Radiator to front.

BEDROOM ONE/LOFT ROOM

Fitted carpeting. Window to rear. Velux window to front. Radiator to rear. Spotlights.

ENSUITE

Tiled flooring with underfloor heating. Frosted window to rear. Vanity unit inset with hand wash basin and WC. Mirror cabinet. Shaver point. Chrome heated towel rail.

OUTSIDE

The front of the property is paved, providing ample off-road parking for at least three vehicles. Ideally situated just a short stroll from picturesque countryside walks across the fields of Staplehurst, the property also benefits from easy access to the village's amenities, including popular local farm shops.

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To the rear, the property features an attractive raised paved patio area, with steps leading down to the remainder of the garden, which is predominantly laid to lawn. The property is boarded by fences.



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COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

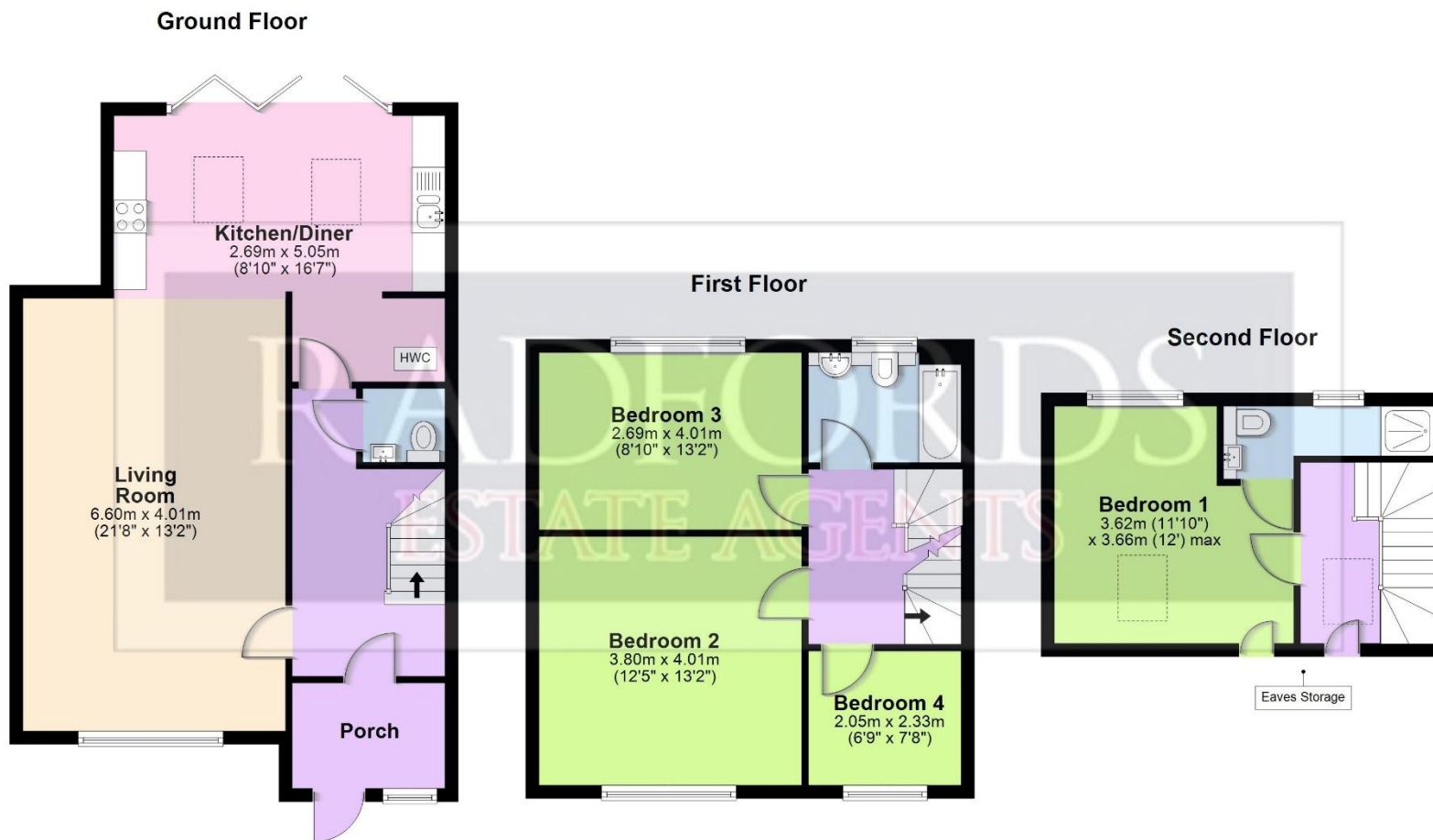
MONEY LAUNDERING REGULATIONS

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 and 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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FLOORPLANS



Total area: approx. 122.1 sq. metres (1314.2 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Plan produced using PlanUp.

