

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**38A SOUTH BANK
STAPLEHURST
KENT
TN12 0BD
PRICE £485,000 FREEHOLD**



The Estate Office, Crampton House
High Street, Staplehurst
Kent, TN12 0AU

rightmove OnTheMarket

ZOOPLA PrimeLocation.com

The Property
Ombudsman

APPROVED CODE
Trading Standards

NRLA

ClientMoney
Protect

enquiries@radfordsestates.co.uk
www.radfordsestates.co.uk
01580 893152

38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

A NEWLY BUILT & IMMACULATELY PRESENTED, FOUR BEDROOM END-OF-TERRACE PROPERTY SITUATED ON A CORNER PLOT WITH PLENTY OF PARKING FOR AT LEAST 4 CARS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM/DINING ROOM, KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, SECOND FLOOR LANDING, BEDROOM ONE & COMPACT ENSUITE, PATIO GARDEN, DRIVEWAY

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

A newly built high-specification end-of-terrace home occupies a desirable corner plot with ample off-road parking for at least four vehicles. Arranged over three storeys, the property features a spacious principal bedroom on the top floor, underfloor heating throughout the ground floor, and a stylish open-plan kitchen, dining and living area. An additional utility room adds to the practicality of the home. Offered with no onward chain, this impressive property has plenty 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.



38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

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. Storage cupboard concealing HWC. Additional under stairs cupboard. Door to:

LIVING ROOM/DINING ROOM

Tiled flooring. Panelled radiator to front and side. Window to front. 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.

UTILITY ROOM

Washing machine. Tumble-drier. Spotlights.

DOWNSTAIRS SHOWER ROOM

Tiled flooring. Spotlight. Shower cubicle with rainfall shower attachment & handheld attachment, Hand wash basin. WC. Chrome heated towel rail.

FIRST FLOOR LANDING

Leading from carpeted stairs in Entrance Hall.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

Tiled flooring. Frosted window to front. Panelled bathtub with shower head attachment and rainfall shower attachment. WC. Hand wash basin. Mirror cabinet. Chrome heated towel rail.

SECOND FLOOR LANDING

Leading from carpeted stairs in First Floor Landing. Velux to front. Radiator.

BEDROOM ONE

Fitted carpeting. Velux windows to either side. Spotlights.

COMPACT ENSUITE

Tiled flooring. WC. Compact hand wash basin. Chrome heated towel rail. Velux window to rear. Spotlights.

OUTSIDE

The front of the property is paved, providing ample off-road parking for at least four vehicles. Ideally situated just a short stroll from picturesque countryside walks across the fields of Staplehurst, the property also

38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

benefits from easy access to the village's amenities, including popular local farm shops.

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.



38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD



38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD



38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD



38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

COUNCIL TAX

Maidstone Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Rating: C

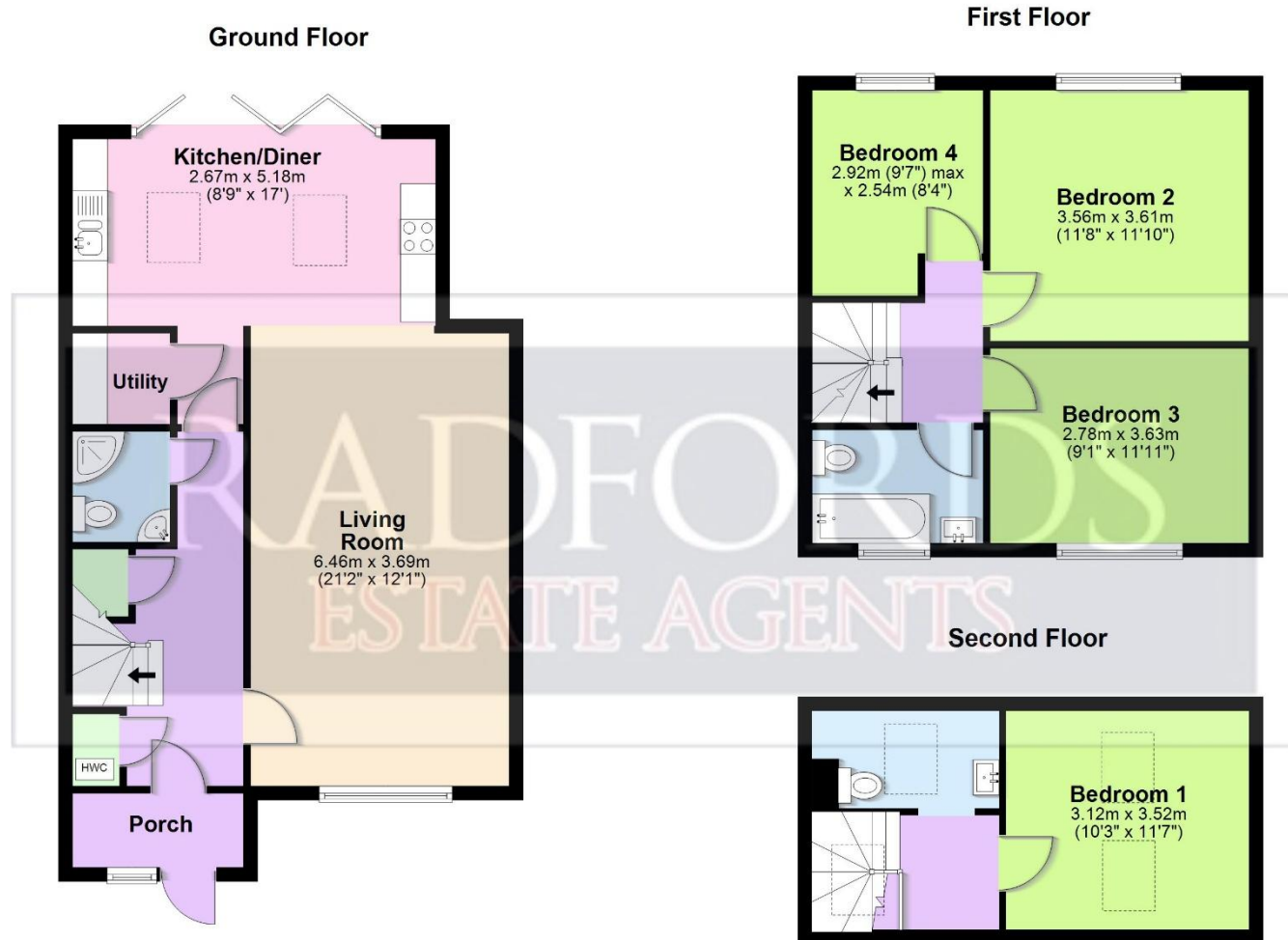
MONEY LAUNDERING REGULATIONS

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.

38A SOUTH BANK, STAPLEHURST, KENT, TN12 0BD

FLOORPLANS



Total area: approx. 117.0 sq. metres (1259.0 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only

Plan produced using PlanUp.

