



Orache Drive, Weavering, Maidstone, Kent, ME14 5UG
Offers In The Region Of £400,000



Nestled in the highly desirable area of Weaving, this charming three-bedroom semi-detached house presents a fantastic opportunity for someone eager to impress their own style. The property features a wonderful rear garden, which provides a high level of privacy and offers huge potential for creative landscaping.

You arrive at the property via a pathway that runs alongside an established front garden. Upon entering, you are greeted by a spacious entrance hall that leads into a generous dual-aspect sitting/dining room. This inviting space connects seamlessly to the kitchen, which overlooks the rear garden. Completing the ground floor is a convenient W.C. and two handy storage cupboards. Upstairs, the accommodation features a generous principal bedroom with an en-suite shower room, along with another double bedroom, a generous single, and a family bathroom.

Externally, the driveway can accommodate a single vehicle and provides access to the garage for extra parking or ample storage space. The rear garden features a patio area for seating and convenient side access.

Tenure: Freehold. EPC Rating: To be confirmed. Council Tax Band: D.



LOCATION

Located in the highly sought-after area of Weaving, this property is close to Mote Park, which offers 440 acres of beautiful parkland, and just a short distance from the charming village centre of Bearsted. Here, you'll find an attractive green, a variety of shops, pubs, restaurants, a parish church, and a mainline train station providing services to London, Ashford International, and the coast. The area is also well-equipped with excellent infant and primary schools, including St. Johns, Thurnham, and Roseacre, and falls within the catchment area for reputable grammar schools and SST secondary school.

ACCOMODATION

GROUND FLOOR:

Sitting room

Dining room

Kitchen

Downstairs W.C.

FIRST FLOOR:

Bedroom 1

Ensuite Shower room

Bedroom 2

Bedroom 3

Family bathroom

EXTERNALLY:

Garage

Parking space

Rear garden

VIEWING

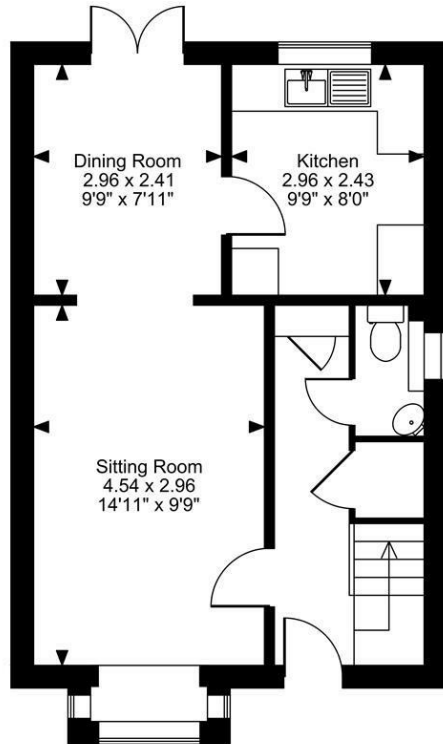
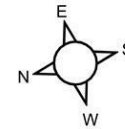
Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating

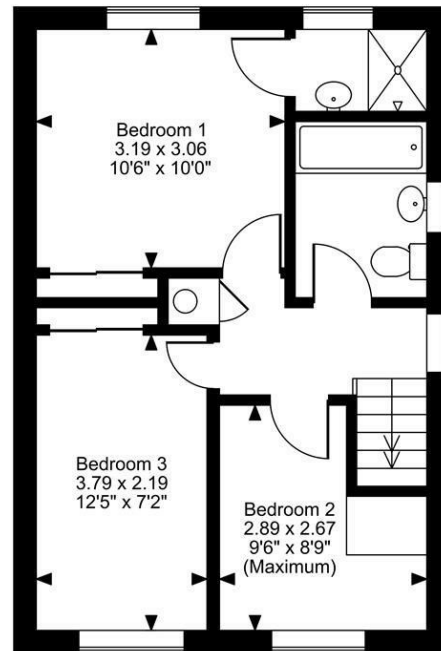
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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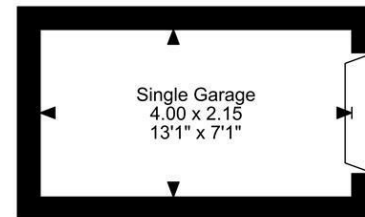
Orache Drive, Weaving, Maidstone
 Approximate Gross Internal Area
 Main House = 832 Sq Ft/77 Sq M
 Garage = 93 Sq Ft/9 Sq M
 Total = 925 Sq Ft/86 Sq M



Ground Floor



First Floor



Single Garage
 4.00 x 2.15
 13'1" x 7'1"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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