



**Coltsfoot Drive, Weaving, Maidstone, , ME14 5FP**

**Guide Price £425,000**



**\*\*GUIDE PRICE £425,000 - £450,000\*\* \*\*NO FORWARD CHAIN\*\*** Welcome to this beautifully presented three-bedroom, two-bathroom semi-detached home, ideally situated in a quiet cul-de-sac within the highly sought-after area of Weaving. This impressive property benefits from a larger-than-average dining room and kitchen, as well as a separate study, making it perfect for modern family living.

Upon entering, you are greeted by a welcoming hallway with excellent built-in storage and a convenient downstairs W/C. The bright and airy sitting room flows effortlessly into the generously sized dining room, where French doors open onto the beautifully maintained rear garden, creating an ideal space for both entertaining and everyday living. The immaculate kitchen offers an abundance of space and functionality, while an additional reception room, currently used as a home office, provides flexible living accommodation and benefits from access to both the integral garage and garden.

Upstairs, the property features three well-proportioned bedrooms, with built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a newly refurbished and stylish family bathroom.

Externally, the home boasts excellent kerb appeal with a driveway providing off-road parking for two vehicles, a charming front garden, and an integral garage. To the rear, the beautifully landscaped garden is thoughtfully maintained with mature shrubs and colourful flowers, alongside a lovely patio area perfect for relaxing and enjoying the evening sun. Tenure: Freehold. Council Tax Band: E. EPC rating: TBC.



## LOCATION

The property is well situated for easy access to the motorway and within a short walk of Bearsted Mainline Station and Bearsted Green with it's excellent local pubs and restaurants. This lovely family home is within the catchment of several outstanding and good Primary and Secondary Schools and within walking distance of local amenities including a supermarket and GP surgery.

## ACCOMMODATION

### GROUND FLOOR:

Entrance hall

Cloakroom

Sitting room

Dining room

Kitchen

Study

### FIRST FLOOR:

Principal bedroom

En-suite

Bedroom 2

Bedroom 3

Bathroom

### EXTERNALLY:

Garage


Driveway

Front garden

Rear garden

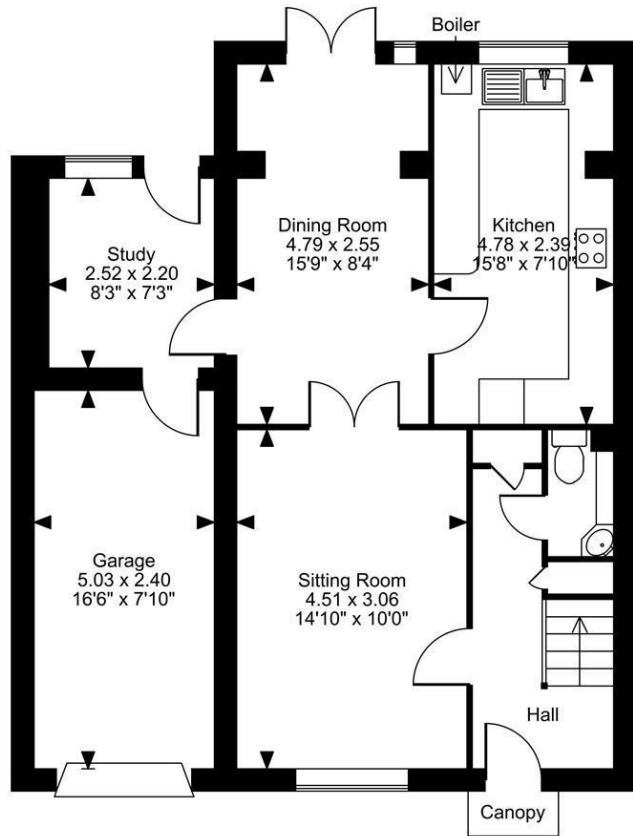
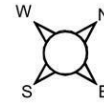
### VIEWINGS

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

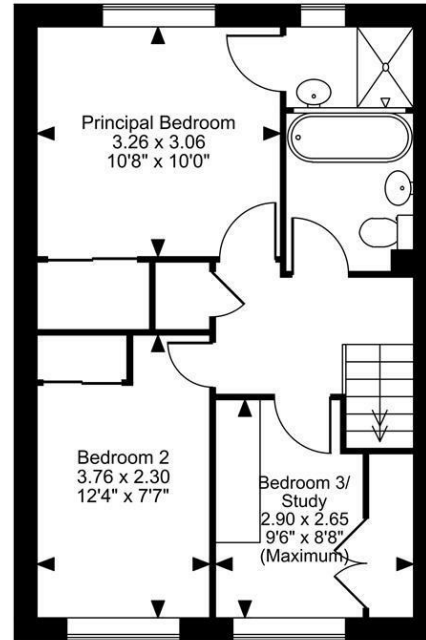
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

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Coltsfoot Drive, Weaving, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 997 Sq Ft/93 Sq M  
 Garage = 130 Sq Ft/12 Sq M  
 Total = 1127 Sq Ft/105 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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