



12 Fullers Close
Bearsted, Maidstone
ME14 4LJ

Guide Price £475,000 to £500,000

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Description

An excellent opportunity to acquire this cleverly extended three-bedroom semi-detached home, 1350 sq ft, quiet cul-de-sac, ideally located in this highly sought-after village. The property is conveniently positioned within walking distance of an Ofsted-rated Outstanding primary school, Bearsted mainline railway station, and the picturesque Village Green.

Beautifully presented throughout, the home offers spacious and versatile accommodation, including a generous living room, a stunning kitchen with bi-fold doors opening onto the garden, a separate dining room, cloakroom, and integral garage. To the first floor there are three well-proportioned bedrooms and a luxuriously appointed family bathroom.

Externally, the property benefits from a resin driveway to the front and patio to the rear garden which is attractively landscaped and secluded — perfect for both entertaining and relaxing. Early viewing is highly recommended.

Location

Within a quarter of a mile of the village green with it's gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

E

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

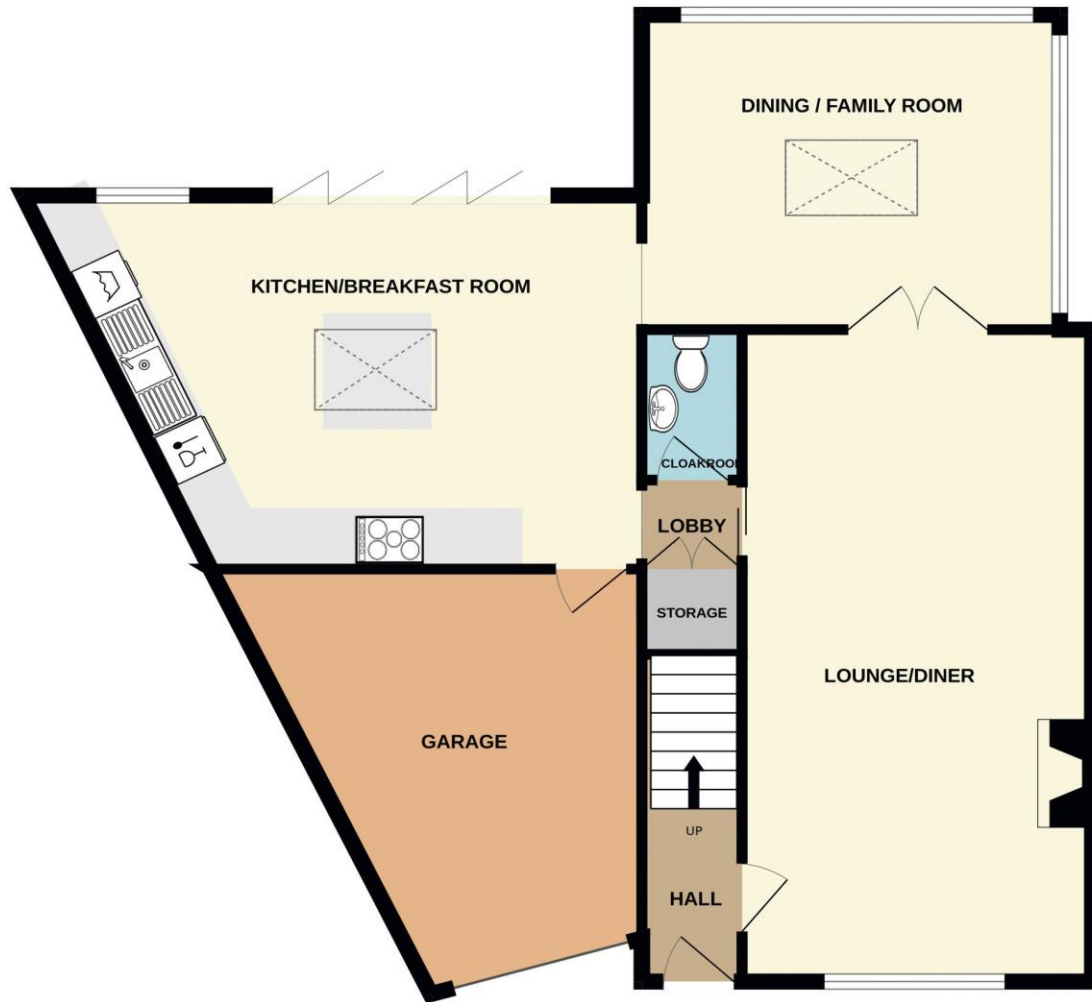
Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway on the right hand side, taking the first turning on the left into Hogg Hill, at the top of the hill and at the roundabout take the second exit into Birling Avenue and take the first left into The Landway and the 2nd right into Fullers Close and the property will be found at the end of the cul-de-sac on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door featuring a decorative glazed panel, radiator, and staircase leading to the first floor.

LIVING ROOM 24' 2" x 12' 6" (7.36m x 3.81m)

An impressively spacious, light-filled reception room showcasing a striking wood-burning stove set upon a slate hearth, complemented by a front-facing window with bespoke fitted blinds. The space is further enhanced by two sleek charcoal grey vertical radiators and understairs storage cupboard. Elegant double doors lead through to:

DINING / FAMILY ROOM 11' 7" x 14' 6" (3.53m x 4.42m)

Beautiful porcelain tiled flooring with underfloor heating, complemented by windows overlooking the garden with integrated blinds. The space is beautifully illuminated by low-voltage recessed lighting and a striking roof lantern, while a feature panelled wall adds a refined touch. Open to:

KITCHEN / BREAKFAST ROOM 14' 2" x 21' 0" (maximum) (4.31m x 6.40m)

An exceptional range of high and low-level cabinetry with elegant wood-effect doors and drawer fronts is beautifully paired with premium granite work surfaces and matching upstands. The kitchen is fitted and equipped with integrated dishwasher and washing machine, along with dedicated space for a range-style cooker with a sleek glass upstand and extractor hood above, and space for a large fridge freezer. A classic ceramic butler sink with mixer tap and recessed drainers and an impressive central island provides further storage and incorporates an integrated wine fridge—perfect for both everyday living and entertaining. Further enhancing this stunning space are low-voltage recessed lighting, a rear-facing window, and a striking roof lantern that floods the room with natural light. Bi-fold doors span the rear elevation, effortlessly connecting the interior with the garden beyond, while an

integral door provides convenient access to the garage. Continuous porcelain tiled flooring with underfloor heating runs throughout the space, adding both luxury and comfort underfoot.

LOBBY

Built-in cupboard housing service meters, door to:

CLOAKROOM 6' 0" x 3' 0" (1.83m x 0.91m)

Continuous porcelain tiled flooring with chrome heated towel rail and radiator, complemented by a contemporary white suite with polished chrome fittings. Comprising a low-level WC with concealed cistern and a stylish rectangular wash hand basin with mixer tap set above integrated storage cupboards, the space is finished with an extractor fan.

INTEGRAL GARAGE 17' 3" (max) x 13' 7" (max) (5.25m x 4.14m)

Providing excellent additional storage, conveniently accessed via an integral door from the kitchen and an electric roller door from the driveway. The space is fully equipped with lighting, power, and storage racking, making it both practical and versatile.

ON THE FIRST FLOOR

LANDING

Access to the roof space, which houses the combination boiler supplying central heating and domestic hot water throughout. A side-facing window with pleasant long-distance views with fitted blind completes the space.

BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m)

A front-facing window with fitted blinds allows for plenty of natural light, radiator and a full wall of fitted wardrobes with sleek sliding doors and stylish open display shelving provides excellent storage.

BEDROOM 2 10' 8" x 10' 2" (3.25m x 3.10m)

A rear-facing window with fitted blinds enjoys pleasant distant views, complemented by a radiator and a built-in airing cupboard with shelving for additional storage.

BEDROOM 3 10' 6" x 6' 7" (3.20m x 2.01m)

A front-facing window with fitted blind provides natural light, complemented by a radiator and a useful built-in cupboard above the stairs offering additional storage.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m)

A stylish white suite with contemporary chrome fittings, comprising a low-level WC, wash hand basin, and a panelled bath with an Aqualisa shower over. The space is finished with wood-effect vinyl flooring, a chrome heated towel rail, and stunning contrasting stone tiled walls. A rear-facing window provides natural light, while low-voltage recessed lighting enhances the modern finish.

OUTSIDE

To the front of the property, a smart resin driveway provides off-road parking for two vehicles, complemented by a planted border featuring ornamental Pampas grass. An electric roller door gives access to the garage, while external lighting and a power point—ideal for electric vehicle charging—add further convenience.

The rear garden is attractively landscaped, featuring a resin patio adjoining the house, along with a raised artificial lawn bordered by plum slate and complemented by mature trees, including a Silver Birch and a Windmill Palm. The garden is fully enclosed, with outdoor lighting, a water tap, and a timber storage shed.



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