



**Weaving Street, Weaving, Maidstone, Kent, ME14 5JP**  
**Offers In Excess Of £585,000**



This stunning four-bedroom detached family home occupies a highly desirable non-estate position on popular Weaving Street, whilst enjoying the superb convenience of the nearby Grove Green amenities and highly reputable schools.

The well-planned accommodation includes a welcoming central hallway with useful storage, leading to a contemporary fitted kitchen/breakfast room featuring double doors opening directly onto the rear garden. There is an attractive lounge with garden views through both a window and double doors, a separate dining room ideal for entertaining, and a handy ground-floor cloakroom. On the first floor, the property boasts four generous bedrooms, including a principal bedroom with an en-suite shower room, complemented by a contemporary family bathroom serving the remaining bedrooms.

Outside, the private rear garden is beautifully enclosed by mature trees and shrubs, creating a peaceful retreat. It features a generous decking area which is partially covered, an easy-maintenance artificial lawn, and a courtesy door providing direct access to the garage. To the front, a spacious driveway offers ample parking for two vehicles, leading to the generous double-length tandem garage offering generous additional parking or amazing storage space. The rear of the garage is also ripe for conversion if desired. Tenure: Freehold. Council Tax Band: F. EPC rating: C.



## 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 excellent secondary schools including SST & Valley.

## GROUND FLOOR

Hallway

Dining Room

Sitting Room

Kitchen/Breakfast Room

Cloakroom

## FIRST FLOOR

Landing

Principal Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four/Study

Family Bathroom

## EXTERNALLY

Front Garden


Driveway

Tandem Garage

Rear Garden

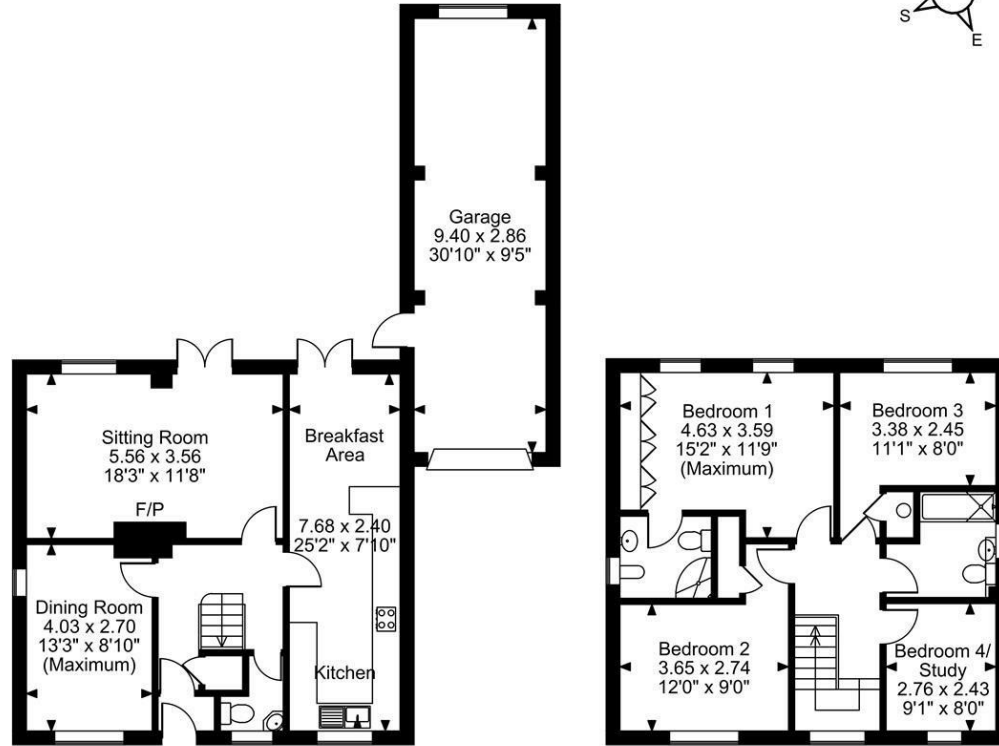
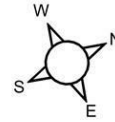
## VIEWING

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</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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**Weaving Street, Weaving, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1346 Sq Ft/125 Sq M**  
**Garage = 289 Sq Ft/27 Sq M**  
**Total = 1635 Sq Ft/152 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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