



Court Broomes, East Sutton, Maidstone, ME17 3DH
Guide Price £350,000

*****GUIDE PRICE £350,000 TO £375,000***FABULOUS THREE BEDROOM HOME IN EXCELLENT ORDER IN A QUIET CUL DE SAC WITH A GARDEN BACKING ONTO A GOLF COURSE**

Enjoying an enviable position surrounded by open farmland and with a garden that backs directly onto the golf course, this beautifully updated three-bedroom home offers the perfect balance of peace, comfort and convenience. Set within a small cul-de-sac in the rural village of East Sutton, the property has been thoughtfully renovated by the current owner to create a fabulous move-in-ready home with well-proportioned accommodation throughout. The ground floor includes an entrance hall, a comfortable sitting room with fireplace, a dining room leading into a conservatory, a fitted kitchen, and a useful cloakroom with adjoining side store. Upstairs there are three good-sized bedrooms and a family bathroom.

The rear garden is a particular feature, offering a generous lawn with a raised decked area, enjoying an open outlook across the adjoining golf course and surrounding countryside.

Court Broomes is quietly positioned just moments from Sutton Valence village, which offers local shops, a popular public house and the highly regarded Sutton Valence School. The nearby village of Headcorn provides a wider range of amenities and a mainline station with services into London, while Maidstone town centre is within easy reach for comprehensive shopping and leisure facilities.

Viewing is highly recommended. Contact Page and Wells Loose Office today and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Lounge 10'10 x 10' (3.30m x 3.05m)

Dining Room 13'10 x 11'11 (4.22m x 3.63m)

Kitchen 9'11 x 8'11 (3.02m x 2.72m)

Utility 7 x 6 (2.13m x 1.83m)

Cloak Room

Passage/Store

FIRST FLOOR

Landing

Bedroom 1 14'2 x 9'7 (4.32m x 2.92m)

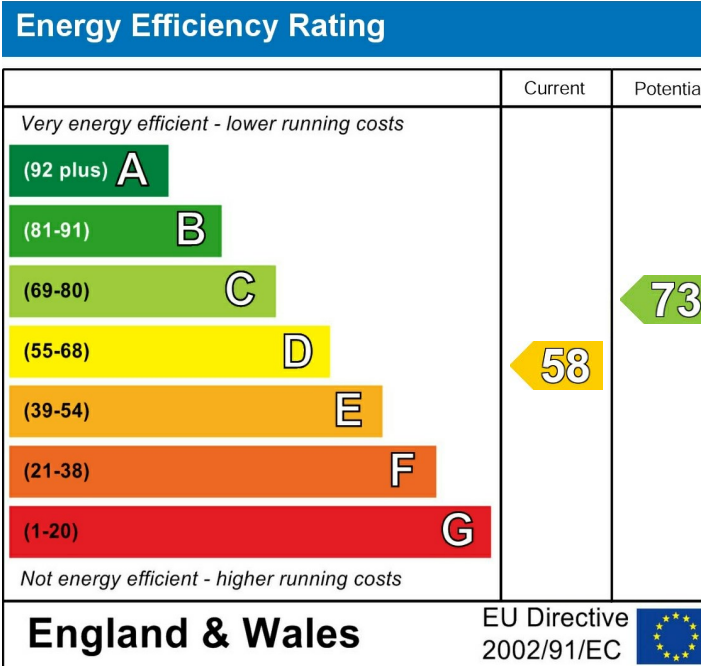
Bedroom 2 14'1 x 8'6 (4.29m x 2.59m)

Bedroom 3 10'6 x 10'5 (3.20m x 3.18m)

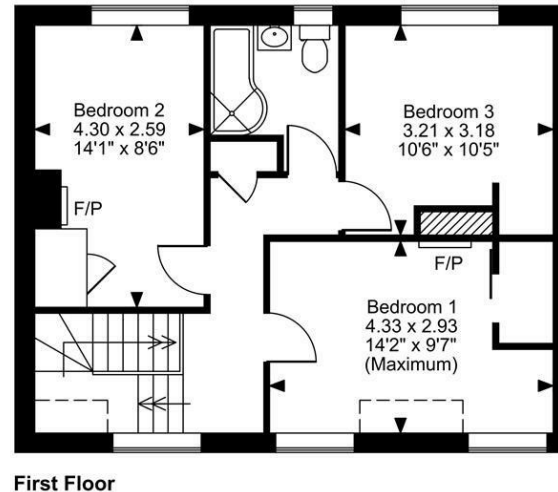
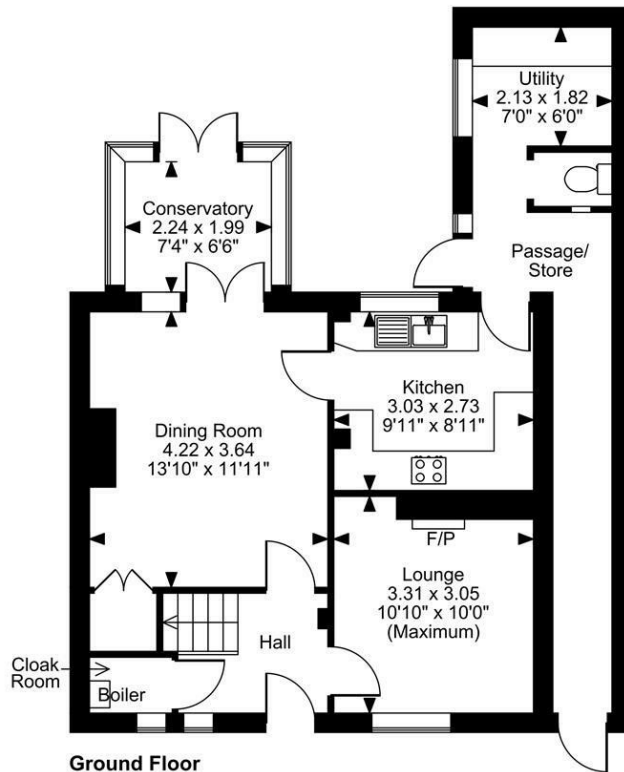
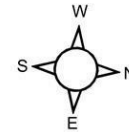
Family Bathroom

External

Garden to Rear



Court Broomes, East Sutton, Maidstone
Approximate Gross Internal Area
1187 Sq Ft/110 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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