



**Peverel Drive, Bearsted, Maidstone, , ME14 4PS**

**Guide Price £375,000**



**\*\* GUIDE PRICE £375,000 - £400,000\*\*** This beautifully presented three-bedroom link-detached home is situated within a highly sought-after residential development in the charming village of Bearsted.

Set back slightly from the pathway, the property welcomes you with a spacious driveway and an attractive front garden, creating an appealing first impression. Upon entering, you are greeted by a generous entrance hall offering excellent storage. The bright and airy lounge flows seamlessly into a modern open-plan kitchen/dining room, creating an ideal space for both everyday living and entertaining. A door from the dining area leads directly into the private rear garden, where you will also find access to the home office.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which benefit from built-in storage, a well-appointed family bathroom completes the accommodation.

Externally, the property continues to impress. The semi-converted garage provides ample storage space to the front, with a dedicated office area to the rear — perfect for home working. The private rear garden is thoughtfully arranged for outdoor entertaining, featuring well thought out patio areas, a well-maintained lawn, and mature shrubs and bushes that enhance both privacy and charm. Council Tax band: D. EPC rating C. Tenure: Freehold.



## LOCATION

The property is located in Bearsted, on the outskirts of Weaving, offering convenient access to a variety of local amenities. Residents benefit from excellent transport connections via Bearsted mainline train station, as well as easy routes to the M2 and M20 motorways. Families will appreciate the close proximity to outstanding educational institutions, including St John's Primary School, Thurnham and Roseacre Schools, and the highly regarded secondary school, SST. Just a short stroll from the charming Village Green in Bearsted, you'll find a delightful selection of pubs, cafés, and restaurants, alongside local leisure facilities such as Bearsted golf, bowls, and tennis clubs. The beautiful grounds of both Leeds Castle and Mote Park are also within easy reach.

## ACCOMODATION

### GROUND FLOOR

Entrance Way

Sitting Room

Kitchen/Dining Room

Office

### FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom


EXTERNALLY

Driveway

Garage

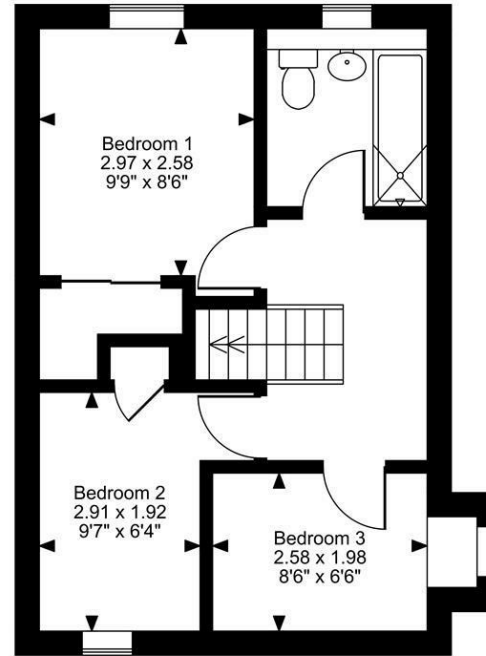
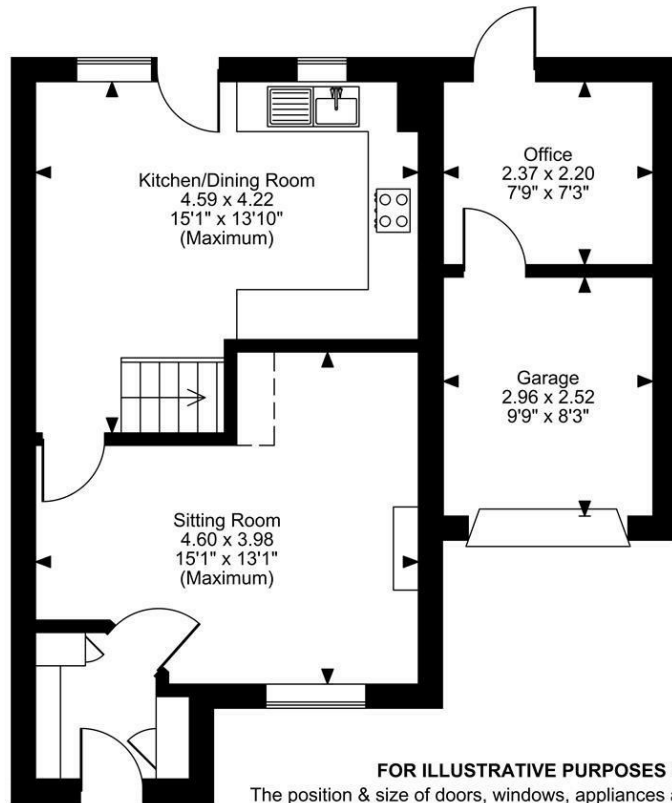
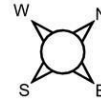
Font & Rear Gardens

## 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>	70	77
(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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**Peveler Drive, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 734 Sq Ft/68 Sq M**  
**Garage & Office = 142 Sq Ft/13 Sq M**  
**Total = 876 Sq Ft/81 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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