



16 Fallowfield Close
Weaving, Maidstone
ME14 5TW

Guide Price £400,000 to £425,000

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Description

Great opportunity to purchase this much-improved link-detached home, offered with no forward chain. Beautifully presented throughout, the property features a stunning newly fitted kitchen complete with a full range of integrated appliances, along with many brand-new carpets and fresh redecoration throughout, creating the perfect blank canvas for buyers to make their own.

Occupying a quiet cul-de-sac position on the fringe of this highly sought-after development, this attractive Colonial-style home offers generous and versatile accommodation extending to just under 1,300 sq ft over two floors.

The property also benefits from gas central heating, oak-finish double-glazed windows, and well-proportioned living spaces ideal for modern family life.

Location

Situated on the fringe of this sought after development with it’s excellent selection of local amenities including Tesco super store, chemist, post office, medical centre and sought after infant and junior schools St Johns. The nearby village of Bearsted has a mainline railway station connected to London on the Victoria Line. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities and a wider selection of schools for older children. Mote Park is within a quarter of a mile and has 450 acres, boating lake, leisure centre and swimming pool.

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.

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

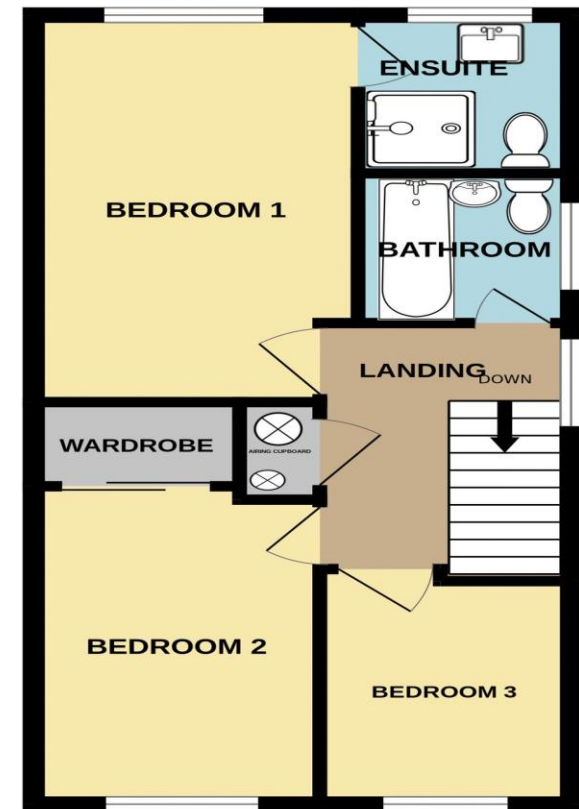


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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 CANOPY

An attractive ranch-style entrance with decorative pillars and external lighting leads to a half-glazed composite front door.

HALLWAY

Timber flooring.

CLOAKROOM

Fitted with a white suite complemented by chrome fittings, comprising a Roca wash hand basin with mixer tap and a low-level WC. Half-tiled walls, a side-aspect window, radiator, and ceramic tiled flooring complete the room.

DINING AREA 12' 0" x 7' 9" (3.65m x 2.36m)

Side-aspect window enjoying a southerly outlook, double radiator, useful understairs storage cupboard, timber flooring, and a wide opening leading to:

LOUNGE 22' 0" x 11' 1" (6.70m x 3.38m)

Continuous timber flooring, two radiators, and double casement doors opening onto and overlooking the rear garden, enjoying a westerly aspect.

KITCHEN 11' 10" x 8' 0" (3.60m x 2.44m)

Beautifully appointed with a contemporary range of dove grey wall and base units, complemented by limestone-effect work surfaces and brushed stainless steel handles. An inset acrylic sink with a chrome mixer tap is set beneath the window, with an excellent selection of storage cupboards. A comprehensive range of integrated appliances includes a dishwasher, washing machine, five-burner

gas hob with glass splashback and extractor hood above, eye-level Bosch microwave, conventional oven below, and full-height integrated fridge and freezer. A matching cupboard discreetly houses the Alpha gas-fired boiler, serving the central heating and domestic hot water. Finished with a ceramic tiled floor, double radiator, and an east-facing front-aspect window providing plenty of natural light.

INNER HALLWAY

Staircase rising to the first floor and an internal door providing access to the garage.

BEDROOM 4 / STUDY 7' 9" x 7' 1" (2.36m x 2.16m)

Rear-aspect window enjoying a westerly outlook and a double radiator.

ON THE FIRST FLOOR

LANDING

Side-aspect window, double radiator, access to the loft, and a built-in linen cupboard housing the Tempest hot water cylinder with immersion heater and useful shelving above.

BEDROOM 1 14' 8" x 8' 7" (4.47m x 2.61m)

Fitted with two double built-in wardrobe cupboards incorporating a recessed headboard with useful storage cupboards above. An east-facing front-aspect window and a double radiator complete the room.

EN-SUITE SHOWER ROOM

Appointed with a white suite featuring chrome fittings, comprising a Roca wash hand basin with vanity cupboard beneath, concealed cistern WC, and a fully tiled shower cubicle with thermostatic mixer

shower. Complemented by fully tiled walls, a chrome heated towel rail, ceramic tiled flooring, extractor fan, and a front-aspect window providing natural light.

BEDROOM 2 11' 0" (plus wardrobes) x 7' 7" (3.35m x 2.31m)

Rear-aspect window overlooking the garden and enjoying a westerly outlook, built-in wardrobe cupboards with sliding doors, and a double radiator.

BEDROOM 3 7' 4" x 6' 7" (2.23m x 2.01m)

Rear-aspect window enjoying a westerly outlook, double radiator, and useful high-level storage cupboards.

BATHROOM

Fitted with a white suite complemented by chrome fittings, comprising a panelled bath with mixer tap, shower over, and glazed shower screen, together with a wash hand basin and low-level WC. Finished with fully tiled walls, ceramic tiled flooring, a chrome heated towel rail, and a south-facing side-aspect window providing natural light.

OUTSIDE

To the front of the property, a driveway and brick-paviour parking area provide off-road parking and lead to the attached garage, measuring approximately 17' x 8'. The garage benefits from light and power, useful overhead storage, an up-and-over door, and a personal door providing access to the house. The enclosed rear garden enjoys a desirable westerly aspect and extends to approximately 33 ft. Designed for ease of maintenance, it features a paved terrace adjoining the house, ideal for outdoor entertaining, together with a neatly lawned area, all enclosed by timber fencing.



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