

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



**56 SEYMOUR DRIVE
MARDEN
KENT, TN12 9GT
FIXED PRICE £825,000
FREEHOLD**



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ENTRANCE HALL, LIVING ROOM, FAMILY ROOM, CLOAKROOM, KITCHEN/DINING ROOM, UTILITY, SPACIOUS LANDING WITH ACCESS TO FULLY BOARDED LOFT, BEDROOM ONE WITH ENSUITE, BEDROOM TWO WITH ENSUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, GARDENS, DOUBLE GARAGE, ATTRACTIVE LOCATION

A RARE OPPORTUNITY TO ACQUIRE A CHAIN-FREE, DETACHED FIVE-BEDROOM FAMILY HOME, IDEALLY POSITIONED IN A HIGHLY DESIRABLE SETTING ON SEYMOUR DRIVE. TUCKED AWAY WITHIN AN ENCLOSED, BRICK-PAVED CUL-DE-SAC, THE PROPERTY ENJOYS CHARMING VIEWS OVER APPLE AND PLUM ORCHARDS.

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Marden proceed into Albion Road and take the second turning left into Seymour Drive, follow the road up and take the fifth right into the brick paved cul-de-sac, and the property will be found on the left-hand side. *Parking for viewings is strictly in front of the double garage for No.56.*

DESCRIPTION

This beautifully maintained, chain-free detached home is quietly positioned in a tucked-away cul-de-sac on the recently developed Seymour Drive, built just five years ago. Offering generous accommodation throughout, the property features four spacious double bedrooms, two of which benefit from their own ensuite bathrooms. Additional highlights include an extended double garage with a boarded ceiling for improved insulation, along with a fully boarded loft, both still covered by existing guarantees. Altogether, this impressive five-bedroom family home has a great deal to offer.

Set within a peaceful cul-de-sac, the property enjoys a sense of privacy and security, along with attractive views over plum and apple orchards to the south of the garden. A patio area is positioned to the north side, providing an ideal space for entertaining and relaxing, as it benefits from the best of the sun while also offering a high degree of privacy.

The property is set in the popular Wealden village of Marden with its range of local shopping facilities including village stores, butchers, bakers, post office, petrol station and shop. There is an excellent primary school in the village and the mainline station offers commuter services to London Charing Cross and Cannon Street (approximately 50 minutes). The County Town of Maidstone is approximately 8 miles away providing a wider range of both leisure and shopping facilities.



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ENTRANCE HALL

Laminate flooring. Carpeted stairs leading to landing. Under stairs storage with additional useful shoe cupboard. Spotlights. Door leading to:

LIVING ROOM

Fitted carpeting. Panelled feature wall. Window to front with shutter blinds. Radiator to front. Log burner which has been serviced in the last 12 months.

FAMILY ROOM

Laminate flooring. Window to front with shutter blinds. Radiator to front. Currently occupied as study and playroom.

CLOAKROOM

Laminate flooring. Radiator to side. WC. Compact hand-wash basin. Mirror.

OPEN PLAN KITCHEN

Laminate flooring. Window to rear. Range of base and eye level units with integrated appliances. Under lights. 1.5 Bowl inset steel sink. Integrated fridge and freezer. Integrated AEG double ovens. Integrated dishwasher. Integrated wine cooler. Electric induction hob. Breakfast bar area with seating. Spotlights. French doors to rear garden. Door to Utility Room.

DINING AREA

Laminate flooring. Radiator to front. French doors to rear garden. Beautifully fitted additional base and eye level units to the rear/side with plug sockets and storage for mini fridge (currently used as refreshment station).

EXTENDED UTILITY ROOM

Laminate flooring. Further base and eye level units. Integrated washing machine. 1.0 bowl steel sink. Door to double garage.

SPACIOUS LANDING

Carpeted stairs leading from Entrance Hall. Radiator to rear. Linen cupboard with Boiler and Hot Water Cylinder (as seen on floorplans). Access to fully boarded loft -with guarantees in place- with ladder and light.

BEDROOM ONE

Fitted carpeting. Window to front with remote controlled blinds. Radiator to front. Air conditioning unit. Built in wardrobe. Door to:

ENSUITE

Laminate tiled flooring. Frosted window to side with blinds. Spotlights. Walk-in shower. WC. Inset basin with shaver points. Mirror. Mirror cabinet.

BEDROOM TWO

Fitted carpeting. Window to rear with remote controlled blinds. Radiator to rear. Free-standing wardrobe.

ENSUITE

Laminate tiled flooring. Frosted window to side with blinds. Spotlights. Walk-in shower. WC. Inset basin with shaver points. Mirror. Mirror cabinet.

BEDROOM THREE

Fitted carpeting. Window to front with remote controlled blinds. Radiator to front. Built in wardrobe.

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BEDROOM FOUR

Fitted carpeting. Window to rear with remote controlled blinds. Radiator to rear. Free-standing wardrobe.

BEDROOM FIVE

Fitted carpeting. Window to rear with remote controlled blinds. Radiator to rear. Air conditioning.

FAMILY BATHROOM

Laminate tiled flooring. Frosted window to front with blinds. Tiled backsplash. Panelled Bathtub. Walk-in shower. WC. Inset hand wash basin. Mirror cabinet. Chrome heated towel rail. Spotlights.

DOUBLE GARAGE

Access from front of house or through Utility Room. Extended length and space for 2 cars. Boarded ceiling for heat insulation. Spotlights. Formerly used as a gym. Motorised up and over garage doors.

OUTSIDE

The property's location greatly enhances its privacy and outlook, enjoying views over local plum and apple orchards while being discreetly tucked away from the main stretch of the development. Positioned within an exclusive cul-de-sac shared with just one other home, it offers a secure and peaceful setting, making it particularly well suited for family living.

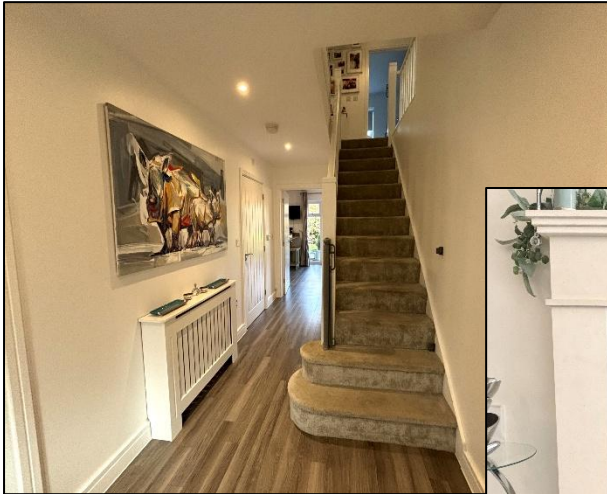
At the front of the property, there are two parking spaces located directly in front of the double garage, where prospective buyers are welcome to park when attending viewings. The garages are operated by motorised up and over doors. Continuing round the front of the property enjoys an area of lawn and landscaping as well as a tiled path leading to the front door and side access which leads to the back garden. Additionally, to the side of the property, nearest to the double garage, there is an outside tap for car washing etc.

To the rear, the property benefits from a conveniently positioned external tap along with two double power sockets. The garden is predominantly laid to lawn, complemented by attractive landscaped borders, and features a tiled patio area accessed via French doors from the kitchen/dining room. Facing south and enjoying distant views over the orchards, this space is ideal for evening dining and entertaining.

***AGENTS NOTE**

Please note there is an estate charge for this property, please ask agents for further information.

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ENERGY PERFORMANCE RATING

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

EPC rating: **B**

COUNCIL TAX

Maidstone Borough Council Tax Band **G**

MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

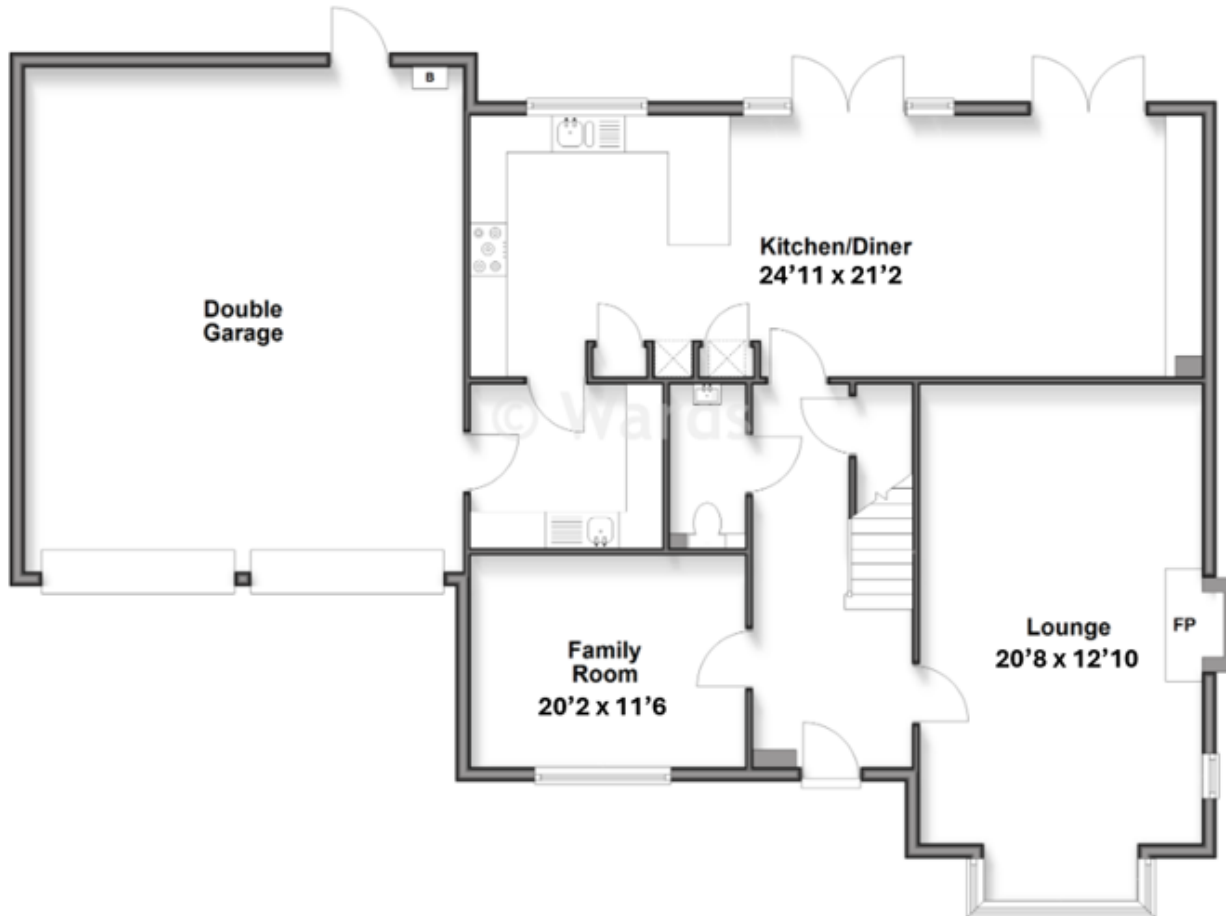
These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.

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FLOORPLANS

Ground Floor

Approx. 137.2 sq. metres (1476.7 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.5 sq. feet)

