

RADFORDS

ESTATE AGENTS

Village Houses

No Onward
Chain



2 DAWKINS DRIVE
STAPLEHURST
KENT
TN12 0FZ
PRICE £425,000 FREEHOLD



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2 DAWKINS DRIVE, STAPLEHURST, KENT, TN12 0FZ

AN OPPORTUNITY TO ACQUIRE A CHAIN-FREE, 3-BEDROOMED, SEMI-DETACHED PROPERTY IN DAWKINS DRIVE IN THE VILLAGE OF STAPLEHURST

ENTRANCE PORCH, CLOAKROOM, LIVING ROOM, KITCHEN/DINING ROOM, UTILITY ROOM, LANDING, BEDROOM 1 WITH ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, BEAUTIFULLY LANDSCAPED GARDEN, DRIVEWAY FOR 2 CARS, CRANBROOK SCHOOL CATCHMENT AREA

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed to the main traffic lights and turn into Marden Road. Continue along to the end to the roundabout, turn right into Hegarty Way and first left in Dawkins Drive, and the property will be found immediately to your right.

DESCRIPTION This wonderfully maintained three-bedroom home is situated on the popular Dickens gate development, just off Marden Road in Staplehurst. With a downstairs toilet and ensuite in the main bedroom, this property would certainly suit a family or young couple to expand. This property is being offered with no onward chain and an internal inspection is highly recommended.

The property is set on the outskirts of the popular Wealden village of Staplehurst with its range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.



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Front door opening into:

ENTRANCE PORCH

Amtico flooring. Carpeted stairs leading to landing. Radiator to side.

CLOAKROOM

Amtico flooring. WC. Cloakroom basin. Mirror cabinet.

LIVING ROOM

Fitted carpeting. Window to front and side with shutter blinds. Radiator to side.

KITCHEN/DINING ROOM

Amtico flooring. Window to side. Range of base and eye-level units with integrated appliances. Under lights. 1.0 bowl stainless steel sink. Integrated fridge-freezer. Integrated gas oven and hob with extractor. Integrated dishwasher. Combi-boiler concealed in cupboard. Spotlights
Door to Utility room...

DINING AREA

Space for table and chairs. Window to front with shutter blinds. Double door to garden.

UTILITY ROOM

Amtico flooring. Extra base and eye-level units. Plumbing for washing machine and tumble drier. Door to understairs storage.

LANDING

Carpeted stairs leading from Entrance Porch. Storage cupboard. Access to insulated loft.

BEDROOM 1

Fitted carpeting. Window to front. Radiator to front. Currently fitted with king-sized bed.

ENSUITE

Amtico flooring. Frosted window. WC. Hand wash basin. Walk-in shower. Heated towel rail. Mirror cabinet. Spotlights.

BEDROOM 2

Fitted carpeting. Window to front. Radiator to front. Over stairs storage cupboard.

BEDROOM 3

Fitted carpeting. Window to side. Radiator to front.

FAMILY BATHROOM

Amtico flooring. Bathtub with shower head attachment. WC. Hand wash basin. Frosted window to rear.

OUTSIDE

The property is situated in the still relatively new Dickensgate estate off of Marden Road in Staplehurst. The property itself is just a short walk away from the beginning of the development, making an easy walk to and from the local Train Station (roughly 10 minutes).

The property boasts a private, landscaped side garden enclosed by walls, enjoying plenty of natural sunlight throughout the day. Featuring an extended patio, the garden offers both privacy and security. Designed for low maintenance, it provides a comfortable outdoor space ideal for relaxing or entertaining.

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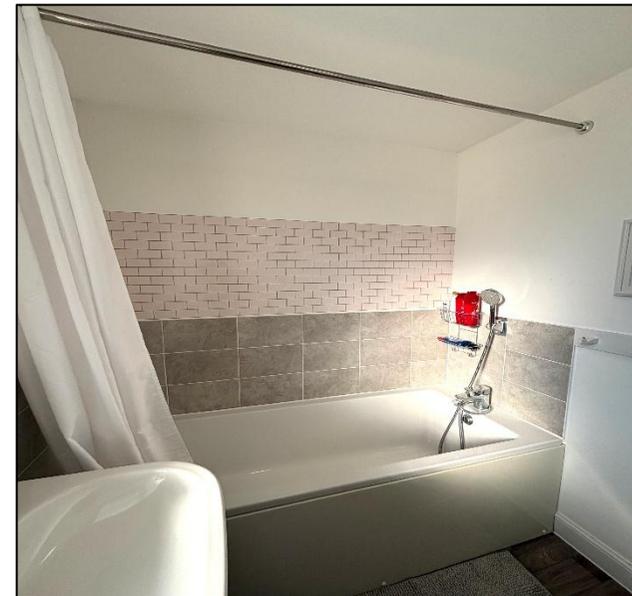
Beyond the wall, the property also includes a driveway with space for two vehicles, recently upgraded with an EV charging point for electric cars. Encircling the property, there is a small parcel of land that has been well maintained by the current owners.



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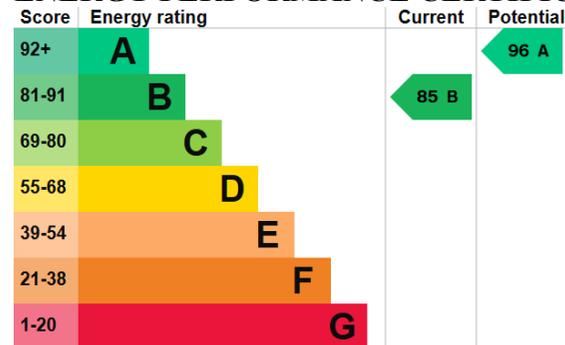
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COUNCIL TAX

Maidstone Borough Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: B

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These details 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

