



South Moor Grove Green Lane
Weaving, Maidstone
ME14 5JW
OIEO £500,000

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Grove Green Lane
Weaving
Maidstone
ME14 5JW**



Description

Fantastic opportunity to purchase this extended family home set in a quiet non estate cul de sac close to excellent local amenities. Delightful rear garden 120' long and south facing with a sun terrace and a substantial log cabin with electric light and power. The ground floor accommodation is extensive and features a lounge with wood burner, spacious family room, kitchen/breakfast room fitted with a full range of integrated appliances. Finishing off the ground floor there is a bathroom and a separate study. On the first floor there a 3 bedrooms and the principal bedroom which enjoys an ensuite shower room. Extensive parking to the front with space for 4-5 vehicles. Agents Note: It is considered that this property would achieve £1500 as a monthly rental on an assured short hold tenancy.

Location

Weaving is located in this attractive position, close to Mote park with its 900 acres, boating lake, leisure centre and swimming pool. This fine non estate position is convenient to an excellent selection of amenities on the nearby Grove Green development including Tescos supermarket and shopping parade, medical and community centres, together with St Johns School catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London on The Victoria Line. The town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremlins Walk shopping area, two museums, theatre, County library and two further railways stations connected to London. There is a wide selection of schools for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

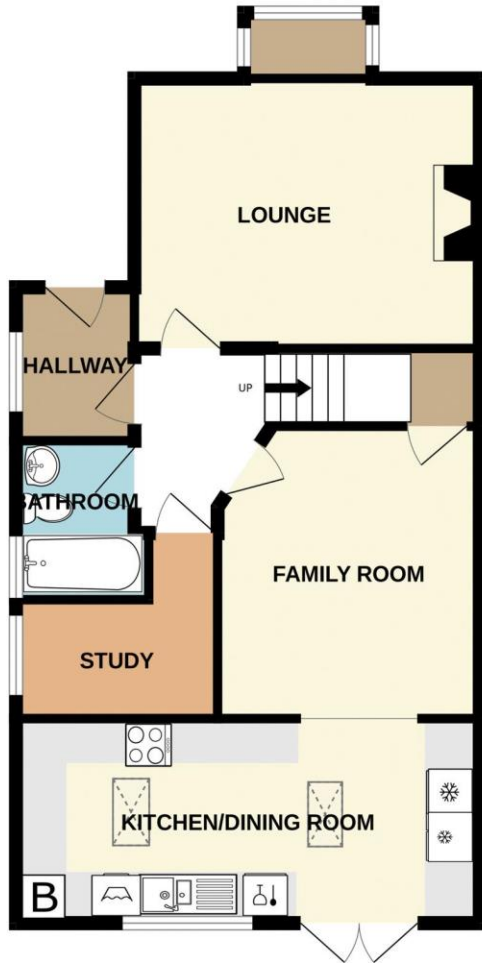
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



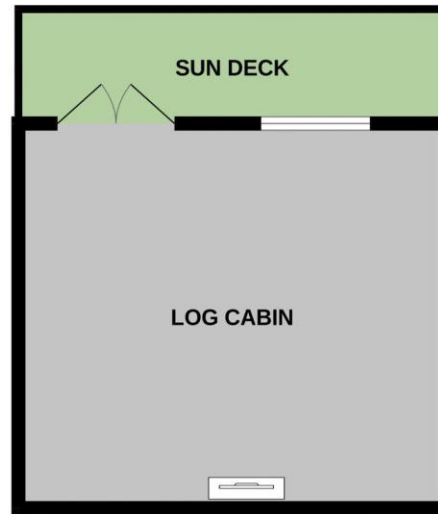
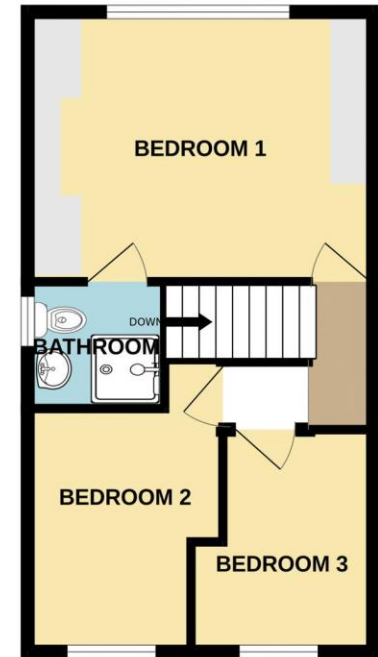
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
South Moor Grove Green, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, AIDSTONE KE14 5JW

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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 PORCH

Partly glazed composite entrance door with chrome furniture. Outside lighting. Window to side. Continuous wood laminate flooring. Door to:-

HALLWAY

Staircase to first floor. Continuous wood laminate flooring.

LOUNGE 14' 6" x 11' 3" (4.42m x 3.43m)

Oriel bay window to front with fitted French shutters. Double radiator. Recessed fireplace with ornamental bressummer beam and fitted wood burning stove. Continuous laminate flooring.

FAMILY ROOM 12' 2" x 11' 0" (3.71m x 3.35m)

Double radiator. Continuous laminate flooring. Wide access to:-

KITCHEN/DINING ROOM 19' 5" x 8' 5" (5.91m x 2.56m)

Delightfully fitted with a contemporary range of units having shaker style door and drawer fronts with stainless steel fittings in grey with complementing slate effect working surfaces and upstand. One and half bowl acrylic sink with chromium mixer with boiling water tap. Full range of integrated appliances including fridge, separate freezer, washing machine, dishwasher, waste bin, 4 burner electric hob with extractor hood above and eye level oven and grill. Two light wells. Cupboard concealing gas fired boiler supplying central heating and domestic hot water throughout. Windows and double casement doors

overlooking the rear garden affording a southern aspect. Continuous laminate flooring.

BATHROOM

White recently fitted bathroom suite of contemporary design with chromium plated fittings comprising panelled bath with shower over, glass shower screen, pedestal wash hand basin. Low level W.C. Vinyl flooring. Half tiled walls. Fully tiled around bath area.

STUDY (L-shaped) 8' 0" x 8' 0" (2.44m x 2.44m)

Window to side. Radiator.

ON THE FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 14' 6" x 11' 5" (4.42m x 3.48m)

Extensive range of built in bedroom furniture having a woodgrain finish. Headboard recess with bedside cabinets and storage cupboards above. Extensive built in wardrobe cupboard with hanging and shelving. Double radiator. Picture window to front.

EN-SUITE SHOWER ROOM

White with chromium plated fittings comprising corner shower cubicle with sliding doors. Wash hand basin with cupboard beneath. Low level W.C. Chromium plated heated towel rail. Fully tiled walls with decorative border tile. Extractor fan. Window to side.

BEDROOM 2 9' 7" x 8' 2" (2.92m x 2.49m)

Window overlooking rear garden. Southern aspect. Radiator.

BEDROOM 3 9' 8" x 7' 0" (2.94m x 2.13m)

Window overlooking rear garden. Radiator.

OUTSIDE

The front garden is arranged as an extensive parking area with ample space for 4-5 vehicles. Side pedestrian access. Outside meters. The rear garden is a particular feature of the property and extends to 120ft with a raised paved patio/sun terrace adjacent to the house in Indian sandstone. Dwarf wall and shallow steps lead to a formal lawned area with fully fenced boundaries, well stocked with shrubs and trees. Timber garden shed (12' x 5').

LOG CABIN 18' 7" x 16' 0" (5.66m x 4.87m)

Superb timber log cabin (18'7 x 16') with a raised decked veranda. Outside lighting. Half glazed double entry doors. Double aspect windows. Air conditioning unit. Laminate flooring.

Directions



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