



13 Fullers Close
Bearsted, Maidstone
ME14 4LJ

Guide Price £475,000 to £500,000

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Description

An exceptional opportunity to acquire this immaculately presented 3–4 bedroom semi-detached home in the highly sought-after village of Bearsted. The property offers a welcoming entrance porch, a spacious lounge, and a stunning kitchen/diner leading into a bright conservatory.

A converted garage provides excellent versatility and is currently used as a playroom, complete with its own en-suite, but could equally serve as a bedroom, home office, or additional reception space.

Upstairs, the property features two generous double bedrooms, a thoughtfully designed single bedroom with fitted wardrobe, and a modern family bathroom.

Externally, the home benefits from a brick-paved driveway to the front and a private rear garden, ideal for relaxing or entertaining.

Conveniently located close to an Outstanding Ofsted-rated primary school, Bearsted mainline station, and the picturesque Village Green. Early viewing is highly recommended.

Location

Within a quarter of a mile of the village green with its gastro pubs, restaurants and mainline railway station connected to London on the Victoria line. Highly regarded local infant and junior school, Roseacre and Thurnham with local amenities on the Ashford Road, which include doctors surgery, chemist and shopping parade. To the east of the village is the Woodlands Trust, a unique area of amenity land for all to enjoy. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children. The M20/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.

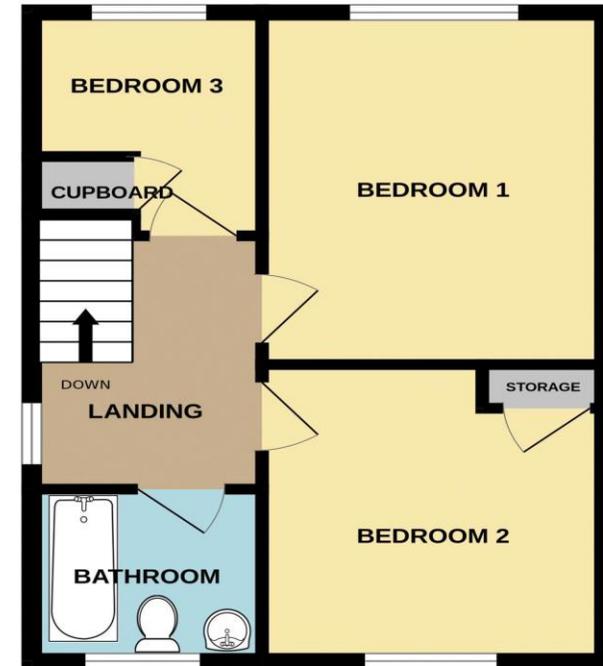


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

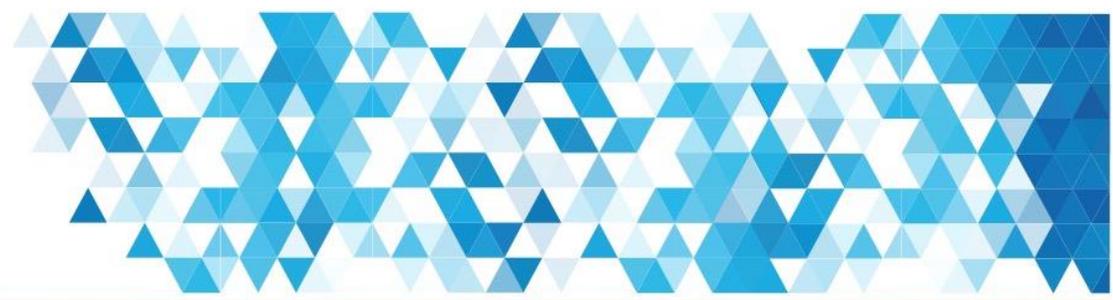


1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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

Composite entrance door featuring decorative glazed panels and a matching side window, with an additional window to the side and a radiator. Glazed wooden door leading to:

LOUNGE 16' 8" x 13' 3" (5.08m x 4.04m)

Fireplace recess featuring a fitted wood-burning stove with black surround and matching hearth, complemented by an ornamental oak-effect bressumer beam above. Two wall light points, window to the front, and a double radiator. Staircase rising to the first floor with an understairs storage cupboard housing service meters. Wide opening leading to:

KITCHEN / DINING ROOM 16' 8" x 10' 9" (5.08m x 3.27m)

Oak-effect laminate flooring, double radiator, and a range of high and low-level units with dove grey doors and drawer fronts, complemented by quartz work surfaces and a peninsula unit. Stainless steel recessed sink with mixer tap and inset drainer, integrated dishwasher and fridge/freezer, and an eye-level oven. Four-burner Neff induction hob with extractor hood above, plumbing for a washing machine, and low-voltage recessed lighting. Window overlooking the rear garden and bi-folding doors leading to:

CONSERVATORY 10' 0" x 9' 7" (3.05m x 2.92m)

Continuous oak-effect laminate flooring, double radiator, and windows overlooking the rear garden.

Glazed double casement doors providing direct access to the garden.

BEDROOM 4 / STUDY / PLAYROOM 14' 6" x 7' 1" (4.42m x 2.16m)

Window to the front, continuous oak-effect laminate flooring, radiator, and low-voltage recessed lighting. Door leading to:

SHOWER ROOM 3' 0" x 7' 1" (0.91m x 2.16m)

White suite with chrome fittings comprising a low-level WC and a rectangular wash hand basin with mixer tap and tiled splashback. Step-in shower cubicle with rainfall shower head and separate handheld attachment, fully tiled with decorative panel detailing and glass screen. Chrome heated towel rail, ceramic tiled flooring, window to the rear, and extractor fan.

ON THE FIRST FLOOR

LANDING

Window to side, access to roof space, wooden balustrade and handrail.

BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m)

Window to the front, double radiator, and built-in double wardrobe cupboards.

BEDROOM 2 10' 9" x 10' 2" (3.27m x 3.10m)

Window to the rear, built-in airing cupboard with shelving, and a double radiator.

BEDROOM 3 10' 0" (max) x 6' 5" (3.05m x 1.95m)

Built-in wardrobe, feature wall with acoustic panelling, window to the front, and a radiator.

BATHROOM

White suite with chrome fittings and grey accents, comprising a low-level WC and wash hand basin with storage cupboard beneath. Panelled bath with shower over and glass bi-fold shower screen. Chrome heated towel rail, fully tiled walls, and composite wood-effect vinyl flooring. Window to the rear and low-voltage recessed lighting.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking for two vehicles, along with external lighting.

The rear garden features a paved patio area adjacent to the house, a further decked seating area ideal for outdoor entertaining, and a lawn. Additional benefits include two timber sheds, an outside tap and lighting, fully enclosed fencing, a wood store, and an external power point.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway on the right hand side, taking the first turning on the left into Hogg Hill, at the top of the hill and at the roundabout take the second exit into Birling Avenue and take the first left into The Landway and the 2nd right into Fullers Close and the property will be found at the end of the cul-de-sac on the right hand side.



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