



20 Coulters Close  
Weaving, Maidstone  
ME14 5SU

Offers in Excess of £525,000



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Weaving  
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Description

A beautifully presented three-bedroom semi-detached home, located in the highly sought-after area of Weavingring.

Cleverly extended to the ground floor, this exceptional property now offers a truly stunning kitchen, dining and family space. The bespoke, high-specification kitchen forms the heart of the home, with bi-folding doors opening from the dining area to create a seamless indoor-outdoor living experience.

The former garage has been thoughtfully converted into a stylish boot room and utility area, leading through to a versatile study/playroom, with both spaces benefiting from impressive bespoke storage solutions. To the front of the property is a light and airy living room, featuring a striking exposed brick feature wall, while a cloakroom completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, each enhanced by custom-made bespoke furniture and integrated storage. The principal bedroom enjoys a contemporary en-suite shower room, complemented by a family bathroom off the landing.

Externally, the home benefits from a charming courtyard garden to the front, off-road parking for two vehicles, and a landscaped rear garden — a particular highlight — complete with an impressive outdoor kitchen, ideal for entertaining and family life. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this outstanding home has to offer.

The property is being sold with no forward chain.

Location

Within a 1/4 of a mile is the shopping parade at Grove Green with Tesco store, Chemist, Doctors, Post Office and two public houses and Community Centre. The Local infant and junior schools St Johns is highly regarded and rated Outstanding by Ofsted. For older children both SST and Valley Park secondary schools are within 1/4 of a mile with a wider selection of grammar schools and colleges in and around the Town Centre. 1/2 a mile from Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. Bearsted mainline railway station is within one mile and offers regular services to London on The Victoria Line. Maidstone The County Town is some two miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, multi-screen cinema and two further railway stations connected to London (to London Bridge within 56 minutes). The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports. Vinters Valley Nature Reserve resides a short distance from the property.

Council Tax Band  
D

VIEWINGS STRICTLY BY APPOINTMENT

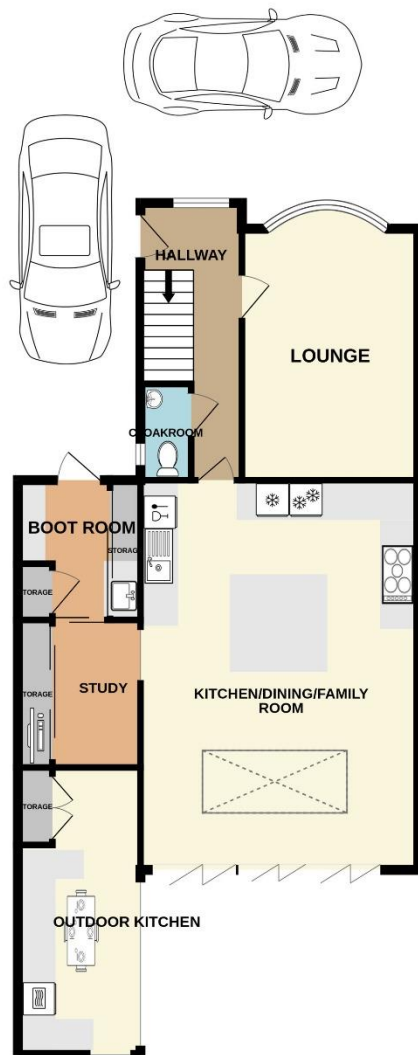
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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 HALL 16' 0" x 6' 0" (4.87m x 1.83m)

A contemporary composite entrance door with a diamond-shaped glazed pane opens onto wood-effect LVT flooring, complemented by a radiator with decorative cover. The staircase rises to the first floor with a timber balustrade and provides ample understairs storage, while decorative beams and a front-facing window with fitted blind complete the space.

### LOUNGE 17' 0" (into bay) x 10' 0" (5.18m x 3.05m)

A striking floor-to-ceiling bay window floods the room with natural light, complemented by an exposed brick feature wall with bespoke bookcase shelving, dado rail detailing, a radiator, and decorative ceiling beams.

### CLOAKROOM

The room features a white suite with chrome fittings, including a low-level WC with concealed cistern and a corner wash hand basin with mixer tap and mirrored tiled splashback. Complemented by wood panelling to dado height, a side window, wood-effect LVT flooring, and the consumer unit.

### KITCHEN / DINING / FAMILY ROOM 23' 1" x 16' 5" (max) (7.03m x 5.00m)

At the very heart of the home lies this breathtaking kitchen, dining and family space — a beautifully curated environment designed for modern living and effortless entertaining. A bespoke, high-specification kitchen is set against elegant limestone flooring, which runs throughout the space and benefits from underfloor heating, while hammerite powder-coated aluminium bi-folding doors span the rear elevation, blurring the boundary between indoors and out and creating a truly seamless connection with the garden.

Bespoke solid timber, mock-in-frame, hand painted cabinetry with contemporary leather handles is complemented by open display shelving, deep pan

drawers, discreet bin storage and subtle under-counter lighting. The kitchen is further enhanced by a deep ceramic double butler sink with mixer tap and recessed drainer, set within striking quartz work surfaces. Integrated appliances include a dishwasher, concealed American-style fridge freezer, Neff microwave, Rangemaster cooker with five-burner gas hob and a Neff extractor hood above — all thoughtfully selected to combine form with function.

Taking centre stage is the impressive statement island, finished with luxurious quartz surfaces and offering generous additional storage. An integrated charging dock and a beautifully crafted solid oak butcher's block worktop add both practicality and tactile warmth, reinforcing the bespoke nature of the space.

Carefully chosen tones and materials, paired with feature display lighting overhead, create a rich, atmospheric ambience throughout. Natural light pours in from every angle, courtesy of a striking sky lantern, side window and the full-width bi-folding doors, while low-voltage recessed lighting provides a soft, refined glow into the evening.

### STUDY 8' 9" x 7' 3" (2.66m x 2.21m)

Continuous limestone flooring with underfloor heating flows throughout the space, complemented by a thoughtfully designed study/playroom area featuring bespoke cabinetry that discreetly conceals a workspace. Ideal for home working, the area offers generous, well-planned storage, hidden behind beautifully panelled sliding doors finished in a stylish deep everglade forest green. Completing the space is a hammerite powder-coated aluminium glazed door providing access to the garden.

### BOOT ROOM 8' 1" x 7' 3" (2.46m x 2.21m)

A highly versatile space that adds real value to any household, this superb room is accessed either via an oak sliding barn door with blackened ironmongery from the study, or from the front through a composite partly glazed stable door. A true bonus space, it is finished with stylish Portuguese ceramic tiled flooring and features bespoke cabinetry housing a washing machine and tumble dryer, alongside a stainless steel sink with mixer tap and drainer.

A cupboard discreetly accommodates the Worcester combination boiler, supplying both heating and domestic hot water throughout the property. Further features include oak bench seating with display shelving above, complemented by under-shelf recessed lighting, and an additional storage cupboard with shelving. There is also access to a fully boarded loft with ladder and lighting.

## ON THE FIRST FLOOR

### LANDING

Side-facing window with fitted blind, access to a fully boarded loft space with ladder and lighting, a built-in storage cupboard with shelving, and decorative ceiling beams.

### BEDROOM 1 10' 8" x 10' 2" (3.25m x 3.10m)

A rear-facing window with fitted blinds, complemented by a triple built-in wardrobe cupboard, radiator, and a door leading to:

### EN-SUITE SHOWER ROOM

Stylish white suite with striking black fittings, comprising a step-in shower enclosure with rainfall shower head and separate handheld attachment, finished with a bi-folding glazed screen. The room is fully tiled to walls, floors and ceiling, combining classic white metro tiles with contemporary geometric feature tiling for a beautifully cohesive finish. A sleek rectangular wash hand basin with mixer tap sits above fitted storage cabinetry, complemented by a window to the rear, black heated towel rail and extractor fan.

### BEDROOM 2 12' 0" x 7' 10" (3.65m x 2.39m)

Bespoke twin sleeping arrangement, featuring an imaginative boat-inspired upper bunk with a child's captain-style bed below. The room is thoughtfully equipped with cube storage units, a built-in bookcase and a double fitted wardrobe, along with a front-facing window with fitted blind overlooking greenery and a radiator.



## BEDROOM 3 9' 8" x 8' 3" (2.94m x 2.51m)

Featuring a built-in captain's single bed, this bright room enjoys dual-aspect windows to the front and side with fitted blinds, overlooking greenery at the front, complemented by a built-in wardrobe, fitted storage units and an integrated desk.

## BATHROOM

A classic white suite with elegant brass fittings, comprising a low-level WC, wash hand basin with mixer tap, and a panelled bath with traditional taps and shower attachment. The room features fully tiled walls with a decorative border, a side-facing window with fitted blind, radiator, and wood-effect vinyl flooring.

## OUTSIDE

To the front of the property is an attractive paved courtyard seating area, complemented by raised planting beds featuring eucalyptus, two generously sized storage units, and a decorative stone feature with a garden arbour bench. A driveway provides off-road parking for two vehicles.

The rear garden is west facing and is a standout feature and has been beautifully landscaped to create an exceptional outdoor living space, centred around an impressive outdoor kitchen. Immediately adjacent to the house is a porcelain-tiled patio, leading onto low-maintenance artificial lawn. A porcelain-paved pathway guides you to the covered area at the rear, currently arranged as a children's play space, complete with an integrated trampoline, climbing walls, built-in storage and feature lighting.

The outdoor kitchen measures 17' by 7'3" and is superbly appointed with bespoke seating, table and solid oak worktop, along with double storage cupboards and a brick-built barbecue incorporating a premium mild steel built-in Braai BBQ by The Braai Man. The area is fully covered and enhanced by a skylight window, panelling, ambient lighting and a wall-mounted heater, allowing for year-round enjoyment.

The garden is fully enclosed and further benefits from outside lighting and an external tap, completing this versatile and thoughtfully designed outdoor space.





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