

RADFORDS
ESTATE AGENTS

Village Houses

**No Onward
Chain**



**26 GREAT THREADS
STAPLEHURST
KENT
TN12 0FN
PRICE £479,500 FREEHOLD**



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26 GREAT THREADS, STAPLEHURST, KENT, TN12 0FN

AN OPPORTUNITY TO ACQUIRE A WELL PRESENTED AND SPACIOUS DETACHED FAMILY HOUSE WITH NO ONWARD CHAIN, ON A QUIET VILLAGE RESIDENTIAL DEVELOPMENT BUILT BY REDROW. THE PROPERTY IS SITUATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

ENTRANCE HALL, LIVING ROOM, KITCHEN/DINER. UTILITY ROOM, CLOAKROOM, 4 BEDROOMS WITH ONE EN-SUITE, FAMILY BATHROOM, GARDEN AND GARAGE

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS From the centre of Staplehurst proceed into the Headcorn Road, continue along and take the third turning into Great Threads. Continue along and the property will be found on the right-hand side.

DESCRIPTION

Built approximately four years ago, this property has been lovingly maintained and is in pristine order throughout. The accommodation is spacious and well-planned. Extra features include fitted wardrobes in all bedrooms, high quality kitchen fittings and beautifully presented bathroom and shower room. The carpet, where fitted, is of the highest quality. The property has a good-sized garage with parking for 2/3 cars. An internal inspection is highly recommended to appreciate all this wonderful house has to offer.

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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The accommodation with approximate dimensions comprises:

ENTRANCE HALL

Wood laminate style flooring. Panelled radiator. Fitted spotlights. Door through to:

LIVING ROOM

16'9 x 11'1. Quality fitted carpeting. Double glazed window to front. Fitted spotlights.

KITCHEN/DINER

19'4 x 13'7. Wood style laminate flooring. A range of base and eye level units with work top over. 1½ sink drainer unit with mixer tap and splashbacks. Bosch induction hob and extractor hood over. AEG double oven. Integrated dishwasher. Integrated Fridge Freezer. Fitted spotlights

Dining Area

Panelled radiator. Double glazed patio doors onto rear garden. Door through to:

UTILITY ROOM

Wood style laminate flooring. Single drainer sink unit with splashbacks. Space and plumbing for washing machine and tumble dryer. Fitted spotlights. Walk in cupboard. Window to rear. Double glazed door onto rear garden. Door through to:

CLOAKROOM

Wood style laminate flooring. WC. handwash basin. Fitted spotlights. Radiator. Window to rear.

Staircase leading to:

FIRST FLOOR LANDING

Quality fitted carpeting. Radiator. Window to rear. Fitted spotlights. Access to loft area. Fitted cupboard housing hot water tank system.

BEDROOM 1

19'10 x 13'8. Quality fitted carpeting. Fitted spotlights. Fitted wardrobes with sliding doors. Double glazed window to front. Radiator.

ENSUITE SHOWER ROOM

Laminate flooring. W/C. Handwash basin. Fitted spotlights. Window to side. Chrome heated towel rail. Shower cubicle with fitted shower head attachment.

BEDROOM 2

10'3 x 8'5. Quality fitted carpeting. Fitted spotlights. Double glazed window to front. Fitted wardrobe with sliding doors. Radiator.

BEDROOM 3

10'6 x 9'7. Quality fitted carpeting. Fitted spotlights. Double glazed window to rear. Fitted wardrobe with sliding doors. Radiator.

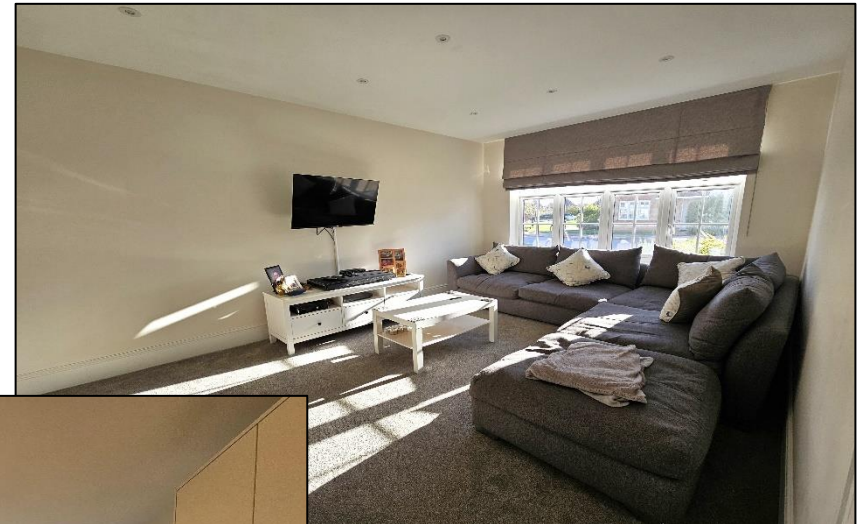
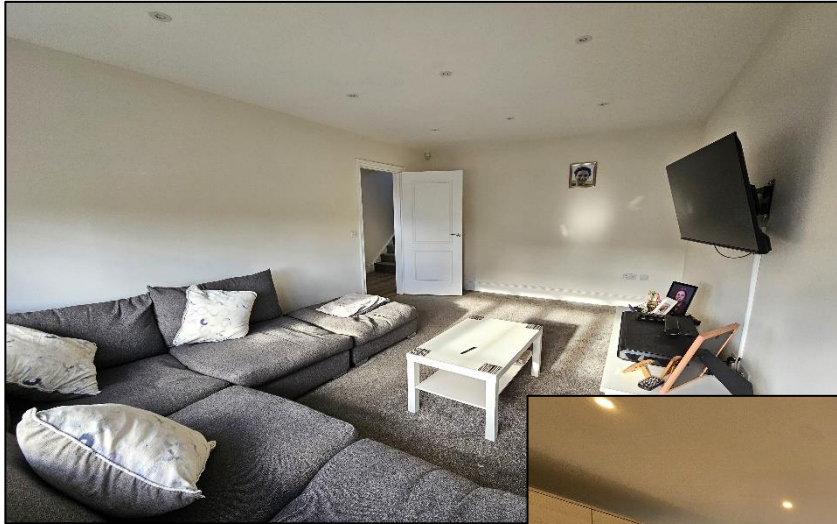
BEDROOM 4

10'4 x 10'2. Quality fitted carpeting. Fitted spotlights. Double glazed window to rear. Fitted wardrobes. Radiator.

BATHROOM

Laminate flooring. Fitted spotlights. Window to front. WC. Handwash basin. Mirrored vanity cabinet. Panelled bath with shower screen with mixer tap and fitted shower head attachment. Chrome heated towel rail. Window to front.

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OUTSIDE

The property enjoys a good-sized driveway and small area of lawn to the front, there is side access via a gate through to the rear garden. The rear is laid mainly to lawn with a patio area.

GARAGE

Up and over door. Light and power.

COUNCIL TAX

Maidstone Borough Council Tax Band F

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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FLOORPLANS



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.