



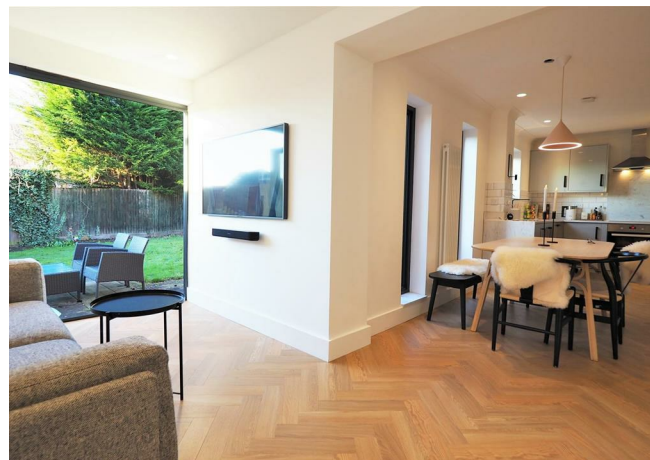
12 Button Lane, Bearsted, Maidstone, Kent, ME15 8NJ
Offers In Excess Of £450,000

Nestled in the highly sought-after village of Bearsted, this beautifully presented three-bedroom link-detached family house offers a tranquil living experience. Recently modernised to a high specification, the property features an extended open plan kitchen/dining/family room with Amtico herringbone flooring, whilst the kitchen benefits from luxurious Corian work surfaces. The addition of bi-fold doors creates a seamless transition to the private rear garden, whilst the addition of a separate W.C. cleverly utilises the former garage space. The ground floor also includes a generous sitting room, perfect for both relaxation and entertaining.

Moving upstairs, the property boasts three bedrooms, with the principal bedroom offering the luxury of air conditioning. Accompanied by a further double bedroom and a single bedroom, this home perfect for families. The modern family bathroom with underfloor heating completes the upper level, providing convenience and style.

Externally, a generously sized and well-screened West facing garden awaits, with an expansive lawn and patio seating area, which are perfect for outdoor enjoyment. The garden also benefits from a side access gate, enhancing practicality and convenience. The driveway to front offers parking for up to two vehicles.

The property is superbly located close to local amenities within Bearsted including local shops and doctors surgery together with close proximity to the reputable Thurnham, Roseacre & Madginford schools, as well as the picturesque village green with a choice of cafe's, pubs and restaurants. There are excellent transport links via the nearby mainline train station and easy access to the M20 & M2 motorways Leisure facilities include golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are close by. Tenure: Freehold. Council Tax Band: E. EPC Rating: D.



ON THE GROUND FLOOR

Entrance Lobby

Oversized front door. Built-in cloaks cupboard. Feature radiator. Inset spot lights. Tiled flooring.

Lounge 17'10" x 10'7" (5.46 x 3.24)

Double glazed windows to front. Feature radiator. Inset spot lighting. Amtico flooring.

Kitchen/Dining/Family Room 26'6" x 11'5" to 13'2" (8.1 x 3.5 to 4.03)

Wall and base units finished in gloss grey. Corian worktops. Amtico flooring. Integrated oven and induction hob with extractor over. Brick tile splash backs. Inset sink with mixer tap. Integrated dishwasher, fridge and freezer. Inset spot lighting. Built-in storage under staircase. Double glazed windows to rear. Feature radiator. Bi-fold doors to patio area.

Cloakroom/Utility Room

Low level WC. Large mirror with Corian surround. Wash hand basin with mixer tap. Electric underfloor heating. Washing machine and tumble dryer. Extractor fan. Inset spot lighting.

ON THE FIRST FLOOR

Landing

Built-in storage cupboards housing combination boiler. Inset spot lighting. Carpet.

Main Bedroom 10'7" x 10'7" (3.25 x 3.23)

Double glazed windows to front. Air conditioning unit. Built-in wardrobe. Radiator. Carpet.

Bedroom Two 9'5" x 8'4" (2.89 x 2.55)

Double glazed window to rear. Built-in wardrobe above stairs. Radiator. Carpet. Hatch providing access to part boarded loft space.

Bedroom Three 7'9" x 7'0" (2.37 x 2.15)

Double glazed window to front. Radiator. Carpet.

Bathroom

Tiled bath with mixer tap and rainfall shower above. Glass shower screen. Tiled walls. Tiled floor. Electric underfloor heating. Low level inset WC. Wall mounted wash hand basin with mixer tap. Heated towel rail. Extractor fan. Inset spot lighting. Double glazed window to rear.

EXTERNALLY

There is off-road parking for 2 vehicles.

Rear Garden

The rear garden has a depth of approximately 40' and is well-screened with lawn, flower borders and patio area. Outside tap. Side access gate.


VIEWING

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

DIRECTIONS

From the Agent's Bearsted Office proceed into Cavendish Way which runs adjacent to our office. At the T-junction, bear left and continue into Button Lane where number 12 will be found on the right hand side.

Energy Efficiency Rating

| | Current | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Ground Floor

Approx. 53.5 sq. metres (575.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)

