



Cricketers Way, Coxheath, Maidstone, ME17 4FG
Guide Price £400,000 - £425,000



GUIDE PRICE £400,000 – £425,000 IMMACULATE THREE BEDROOM MODERN HOME WITH OPEN PLAN LIVING, LANDSCAPED SOUTH-FACING GARDEN, DRIVEWAY AND GARAGE IN A SOUGHT-AFTER COXHEATH DEVELOPMENT

This exceptional home has been thoughtfully upgraded by the current owner to provide stylish, comfortable modern living within a well-regarded residential development.

Inside, there is a welcoming entrance hall with a convenient ground floor cloakroom, leading to a superb open-plan kitchen/lounge/dining area. The fully fitted kitchen features integrated appliances and a breakfast bar, flowing into a well-designed lounge space enhanced by upgraded ceiling surround speakers, before opening into the dining area with two skylights.

Double doors at the rear create a wonderful connection to the garden, opening onto an impressive enhanced patio. The landscaped rear garden enjoys a sunny southerly aspect and includes a pergola seating area with power supply suitable for a hot tub if desired. Surround sound speakers and HDMI cabling from the garage allow for a wall-mounted television — ideal for outdoor cinema evenings or watching live sport.

To the first floor, the principal bedroom benefits from a contemporary en-suite shower room with double enclosure. Two further generously sized bedrooms are served by a modern family bathroom with bath and vanity unit.

Externally, a driveway runs alongside the property and includes an electric vehicle charging point (available by separate negotiation). The garage provides additional parking or storage, while the loft has been boarded for useful storage. The home also benefits from an external CCTV system and alarm with remote arm/disarm functionality.

Situated within a prime Coxheath development, the property is conveniently located within walking distance of local amenities, including the highly regarded Coxheath Primary School and Cornwallis Academy, as well as a nearby play park.

Viewing is highly recommended. Call Page and Wells today!



GROUND FLOOR

Entrance Hall

Kitchen/Lounge/Dining Area 36'5" x 16'4" (11.12m x 4.98m)

Downstairs Cloakroom

FIRST FLOOR

Bedroom 1 10'9" x 10'2" (3.28m x 3.11m)

En-Suite

Bedroom 2 9'3" x 9'1" (2.84m x 2.78m)

Bedroom 3 9'1" x 6'8" (2.79m x 2.05m)

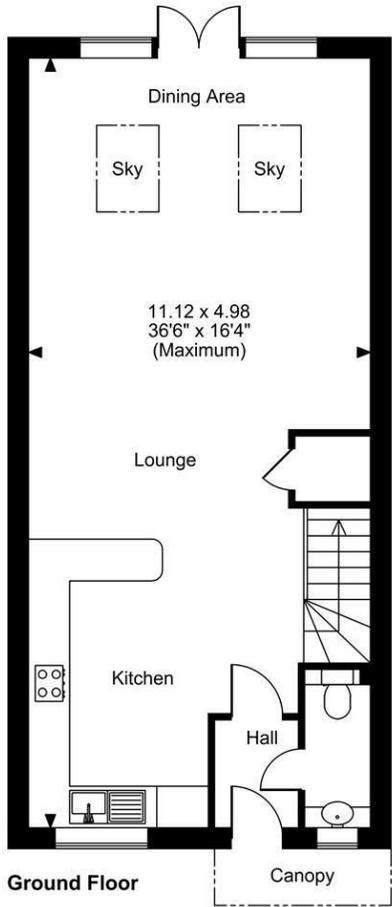
Family Bathroom

EXTERNALLY

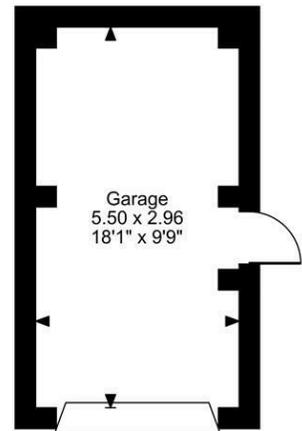
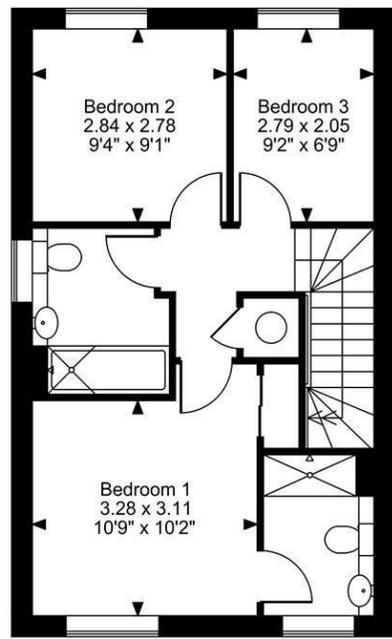
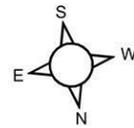
Garage 18'0" x 9'8" (5.50m x 2.96m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Cricketers Way, Coxheath, Maidstone
 Approximate Gross Internal Area
 Main House = 1027 Sq Ft/95 Sq M
 Garage = 175 Sq Ft/16 Sq M
 Total = 1202 Sq Ft/111 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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