



Duke Of York Way, Coxheath, Maidstone, Kent, ME17 4GT
Guide Price £425,000

GUIDE PRICE £425,000 - £450,000 STUNNING FOUR-BEDROOM HOME WITH OPEN-PLAN LIVING, TWO GARAGES, AND A SOUTH-FACING GARDEN IN A HIGHLY SOUGHT-AFTER DEVELOPMENT

This exceptional four-bedroom home is positioned in a quiet setting within a popular eco-friendly development in the desirable village of Coxheath. The location offers convenient access to a range of local amenities, including a baker, takeaway restaurants, and Lloyds Pharmacy—all within walking distance. For families, Coxheath Primary School and Cornwallis Academy are just a short walk away, while a frequent bus service provides easy access to Maidstone town centre for additional schools, shops, and entertainment. Commuters will appreciate the proximity to Marden and Staplehurst stations, both just a 10-minute drive away, offering regular high-speed services to London Bridge, Cannon Street, and Waterloo.

Designed for modern living, the home is set over two floors and boasts a spacious, well-thought-out layout. The ground floor features an entrance hall with a useful double cupboard for storage, a downstairs cloakroom (which can be converted into a wet room), and an additional storage cupboard. To the right, the dining area enjoys bi-folding doors that open onto the south-facing rear garden, seamlessly connecting indoor and outdoor spaces. The stylish fitted kitchen includes integrated appliances, including a dishwasher. To the left, the lounge also benefits from bi-folding doors leading to the garden, creating a bright and airy living space. Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefitting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property offers ample parking to the front and the rare advantage of exclusive use of 2 garages, allocated parking, with further use of visitors spaces in the area. The beautifully maintained, south-facing garden features a lawn and patio area, perfect for outdoor entertaining.



GROUND FLOOR

Lounge/Dining Area 31'9" x 19'7" (9.70m x 5.99m)

Kitchen 8'10" x 8'7" (2.70m x 2.64m)

WC

FIRST FLOOR

Bedroom 1 12'2" x 12'0" (3.72m x 3.67m)

Bedroom 2 12'0" x 10'0" (3.68m x 3.07m)

Bedroom 3 10'6" x 9'3" (3.22m x 2.83m)

Bedroom 4 9'10" x 5'7" (3.02m x 1.72m)

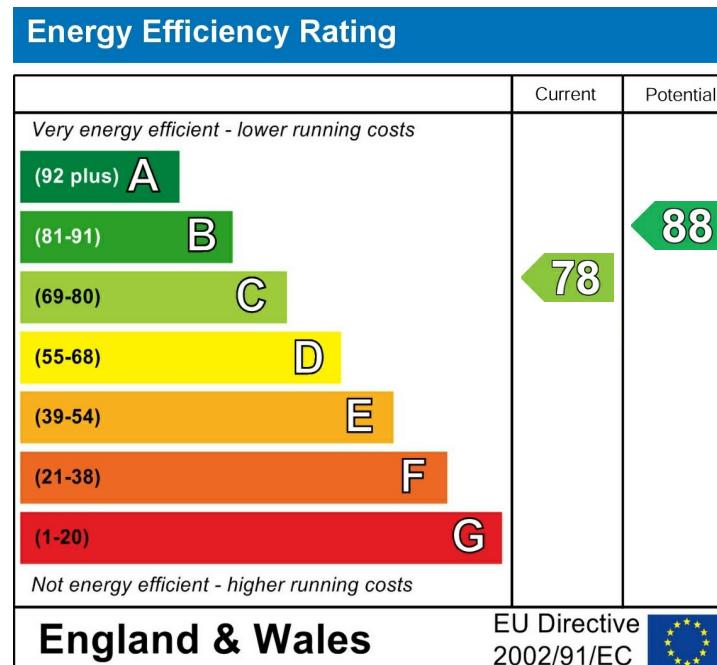
En-Suite

Family Bathroom

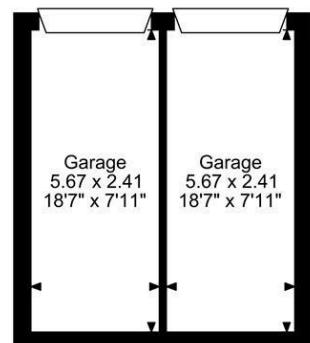
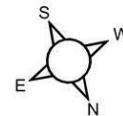
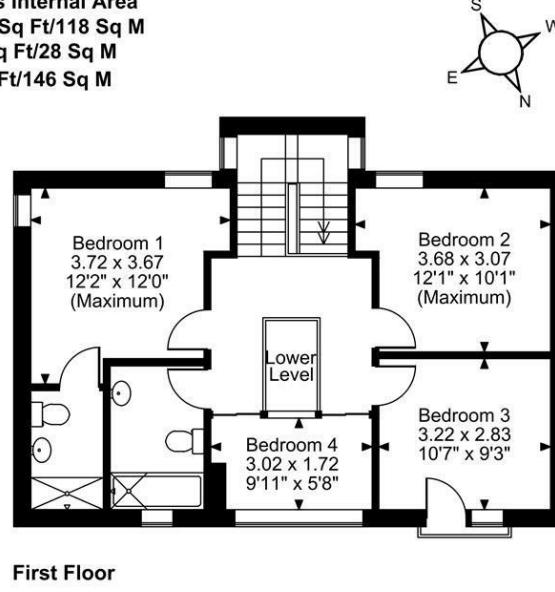
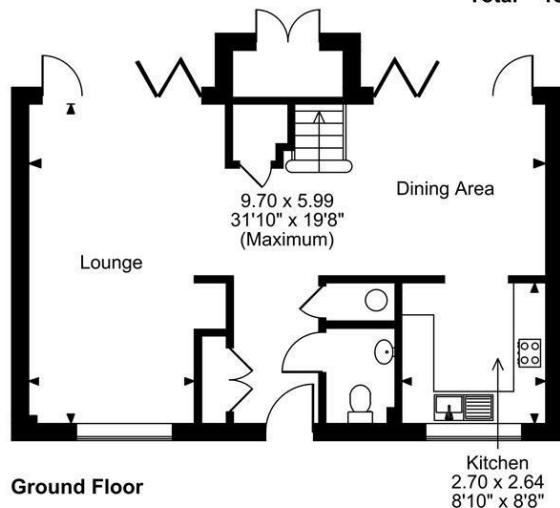
EXTERNALLY

Garage 18'7" x 7'10" (5.67m x 2.41m)

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Duke of York Way, Coxheath, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1271 Sq Ft/118 Sq M
Garages = 302 Sq Ft/28 Sq M
Total = 1573 Sq Ft/146 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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