



Ibbett Mosely

1 Merlyn Drive, Kings Hill, Kent, ME19
4ZD

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"Better than new" and greatly enhanced throughout by the current owners, this less than 2 year old property gives a great opportunity to those looking for a ready made solution to their family needs to just move in and settle into the fabulous lifestyle this home projects.

Offering three linked reception rooms off an impressive hallway, a connected and social kitchen, utility room built in storage and downstairs cloakroom to the ground floor.

Upstairs, four double bedrooms, the master with dressing room and ensuite, a further bedroom with ensuite facilities and family bathroom.

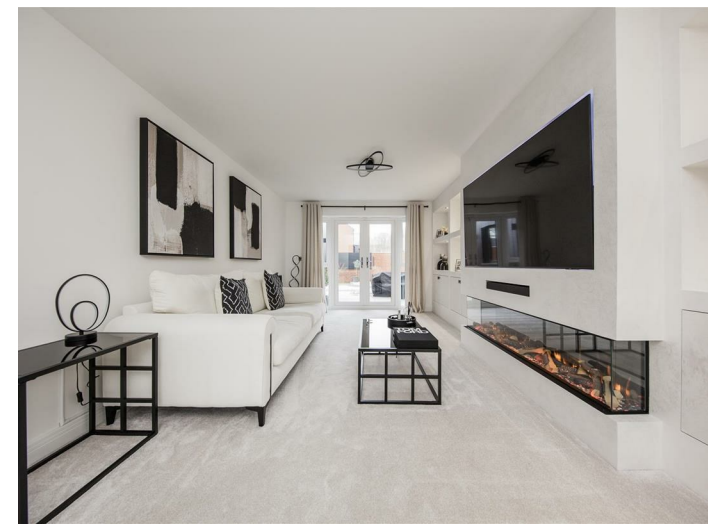
Externally a beautifully landscaped private garden, detached car port and drive give great kerb appeal with its popular black cladding offering a design reference to Kent rural barns.

- Less than Two Years Old - Better than New - Builders Warranty Still in Place
- Landscaped Low Maintenance Gardens
- Utility Room & Downstairs Cloakroom
- Council Tax - Tonbridge & Malling Band G
- Four Double Bedroom Detached House
- Car Port & Drive
- Popular Kings Hill Development - Amenities & Mainline Station Nearby
- Greatly Enhanced by Current Owners
- Social Connected Three Reception Rooms
- EPC rating B - Great Energy Efficiency Rating

Projecting great kerb appeal and positioned in the desirable area of Kings Hill, Merlyn Drive presents a nearly new, detached family home that has been thoughtfully enhanced to offer a luxurious living experience. Built in 2023, this property boasts a modern design and high-quality finishes throughout, making it an ideal choice for those seeking comfort and style.

The home features three spacious reception rooms, providing ample space for both relaxation and entertaining. With four well-appointed bedrooms, including a master suite complete with a dressing room and ensuite bathroom, this residence caters perfectly to family living. Additionally, one of the other bedrooms also benefits from its own ensuite, ensuring convenience for guests or family members.

The property includes three bathrooms in total, which is a significant advantage for busy households. Outside, you will find a beautifully landscaped, private garden that is designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. The detached car port and driveway provide parking for two vehicles, adding to the practicality of this splendid home.





Overview

This stunning home has had a long list of high quality enhancements added by the current owners. It has accentuated the already fabulous original new build that is less than two years old! These include black shutters throughout the house, replacement glass doors off the hallway, colour matched doors, radiators, door handles, door bars and banister. Hard wearing LVT Herringbone flooring through the main areas to the ground floor, fitted door mat and stair runner with colour matched binding. Chrome switches and sockets throughout and upgraded Roca showers, taps and toilets to bathrooms.

A beautifully landscaped garden with built in lighting to the area and detached car barn with security electric door. The house has also had a fitted alarm and CCTV system that can be controlled by an app.

As you can see the current owners have invested great time and money to this home and we strongly recommend an accompanied internal viewing to take in this quality detached home.

Entrance Hallway

Stunning entrance to this fantastic home, spacious area offering access to all downstairs areas with herringbone LVT flooring and built in welcome mat. Stairs to first floor with runner carpet including colour matched black binding.

Sitting Room

Lovely room to settle and watch tv in the evening, a full media wall has been added by the vendors and includes a built in 1,800 inch fireplace giving a cosy feel to this well designed room. Glass doors and black shutters to front window.

Family Room

Currently used as a games room with continuation of Herringbone flooring, acoustic tongue and groove fitted to one wall, black shutters to double aspect windows - open to

Kitchen

Socially connected kitchen linked to two reception rooms, modern grey matt finished soft closure cupboards under ample quartz worktops to prepare meals. The kitchen contains an induction hob, built in AEG dishwasher and fridge. An AEG oven and microwave, under pelmet lighting, and chrome downlights as well as the continued herringbone flooring.

Dining Room

Open to the kitchen with social connection the dining space has the continuation of the herringbone flooring. Colour coded black radiators and shutters to the double aspect room with French doors opening to the garden.

Utility Room

An essential for any family home is a great utility room and this has a good one. A continuation of kitchen soft close units and quartz worktops, enclosed boiler cupboard and door to garden. Black shutters and herringbone flooring.

Cloakroom

A useful cloakroom sitting centrally in the house with half wall tiling and chrome fittings. Concealed cistern wc and wash hand basin

Landing

Galleried landing offering access to all rooms with a quality carpeted floor and black shutters and doors. Access is given to the loft via a pull down ladder and is partially boarded with power and light.

Principal Bedroom

Beautiful bedroom with large window overlooking the garden with black shutters.

Dressing Room

Open to the principal bedroom a great addition of a dressing room with a bank of sliding wardrobes and space for a dressing table.

Ensuite Shower Room

Full walk in shower enclosure with chrome fittings including heated towel rail and down lights. Power available for LED heated mirror. Concealed Cistern WC and wash hand basin. Window with black shutters.

Bedroom Two

Bedroom two sits to the front of the house and benefits from built in wardrobes to one wall, as well as black shutters to the window. Leading to -

Ensuite Shower Room

Second ensuite with similar fittings including chrome heated towel rail and down lighters. Walk in shower, concealed cistern WC and wash hand basin. Accent tiled and black shutters to window.

Bedroom Three

Another great double bedroom overlooking the rear with black shutters and radiator.

Bedroom Four

A room currently set up as an office space with ample space for another double bed. With a front outlook, again offering a finish with black shutters and radiator.

Main Bathroom

Full bathroom suite including panelled bath, walk in shower, concealed cistern WC and wash hand basin. Tiling to floor and accent areas. Power for a heated LED mirror and chrome fittings including heated towel rail and downlighters. Window with black shutters.

Garden

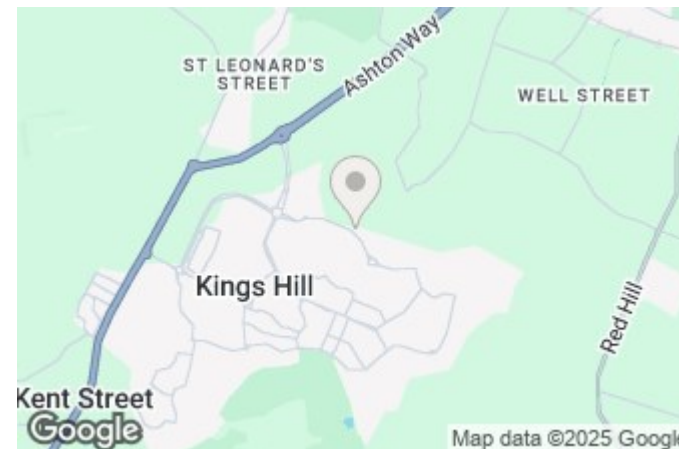
Fabulous landscaped garden with social patios linked to the house and French doors from the sitting room and dining room. Low maintenance with high quality porcelain slabs, artificial grass, mostly walled boundary and shed. Up and down lighting on the house plus lighting to the shed and garden borders. Additional outdoor electrical sockets.

Car Barn

Detached Car Barn with power and lighting including external up/down lighting. Power security door.

Kings Hill

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

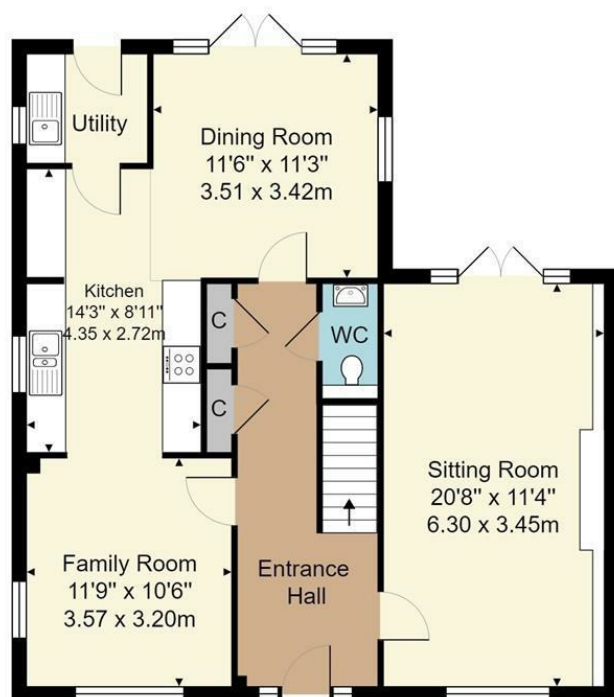








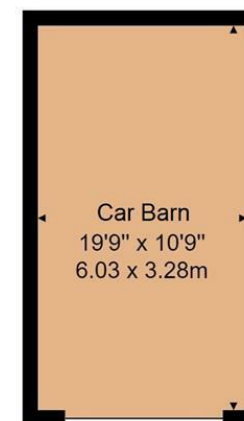




Ground Floor



First Floor



House Approx. Gross Internal Area 1660 sq. ft / 154.2 sq. m
Garage Approx. Internal Area 213 sq. ft / 19.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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