Ibbett Mosely

13 Elan Close, Kings Hill, West Malling, ME19 4NY

GRIND
MULTIPLICATION
TIMES TABLES

A stunning home that has been seamlessly extended, offering all that modern living demands. These include a fabulous open plan living dining space, study, utility room, a master suite with walk in wardrobe with its own luxury bathroom and three other well proportioned bedrooms. All immaculately presented and ready to move into.

Located on a quiet walkway within the highly popular Kings Hill area with a garage and parking. We cannot wait to show you round.

Offers in Excess of £700,000

- Extended Four Bedroom Detached Family Home
- Master Suite with walk in wardrobe and luxury bathroom
- Open-plan Kitchen Dining Room with Island & Bifold Doors to Garden
- Wrap around Low Maintenance Garden
- Study, Cloakroom and Utility Room
- Garage and driveway parking
- Quiet Walkway Position
- Popular Kings Hill Schools & Amenities
- EPC Rating C - Council Tax Band F
- Offers in excess of £700,000

Entrance Hall

The entrance hall welcomes you with a beautifully laid herringbone wooden floor and a central staircase carpeted in a neutral tone. This airy space provides access to multiple rooms and features clean white walls and classic skirting, creating a bright and inviting atmosphere.

Kitchen / Dining Room Living Room
19'10" x 19'5"

The kitchen and dining area form a stylish open-plan space illuminated by natural light from skylights and wide windows. The kitchen is fitted with modern black units topped with white stone counters, including a central island with bar seating. The area is enhanced by geometric black and white floor tiles and warm wooden floors, transitioning smoothly into the dining space furnished with a wooden dining table and chairs. Bi-fold doors open onto the garden off a further social seating area, creating an easy flow between indoor and outdoor living.

Sitting Room
17'6" x 10'4"

This welcoming reception room features a herringbone wood floor and neutral walls complemented by a modern patterned wallpaper on one wall that adds character. The room enjoys an abundance of natural light from dual aspect windows and a glass door leading outside, blending indoor comfort with outdoor views. A fireplace serves as a focal point.

Study
7'2" x 7'0"

This compact study is set to one side of the entrance hall, featuring the same herringbone wooden floor and neutral walls. Space for a desk and chair create an efficient workspace positioned by a bright window, making it ideal for working from home or managing household affairs.

WC

This ground floor cloakroom offers a practical space with patterned tile flooring and half-height white wall tiling paired with dark green paint above. It includes a toilet and a small wash basin, with a window allowing natural light to filter in.

Utility Room

The utility room is brightly painted in a warm terracotta shade and fitted with sleek black cabinetry topped with white surfaces. It houses a washing machine and dryer set beneath the counter, with a sink and a door leading outside. This space is practical yet stylish, combining convenience with a pop of colour.

Landing

The first floor landing is carpeted and bright, with a wooden handrail and white spindles on the staircase. Doors lead off to three bedrooms, a family bathroom, and an en suite, offering a well-connected space between the bedrooms and bathrooms above.

Bedroom 2
15'10" x 10'4"

The master bedroom is a generously sized room with

neutral walls and white wood flooring. It features two built-in wardrobes providing ample storage and an en suite shower room. The room enjoys plenty of natural light from a large window, creating a restful and private retreat.

En Suite

The en suite shower room connected to the master bedroom features a sleek white suite with a shower cubicle, toilet, and wash basin. It is a compact and functional space with modern tiling and a window allowing in natural light.

Bedroom 3
11'4" x 10'2"

A well-proportioned bedroom with neutral decor and carpet flooring, set to the rear of the first floor. This room benefits from a window that fills the space with natural light, creating a calm and restful atmosphere.

Bedroom 4
10'6" x 8'4"

This bedroom on the first floor has a soft green accent wall and light carpeting. It is cosy and practical, with a window that allows natural light to brighten the space, making it ideal for a child or teenager.

Bathroom (First Floor)

The first floor bathroom is a bright room with a combination of patterned floor tiles and striking green vertical wall tiles around the bath area. Painted walls in a warm peachy tone complement the modern style suite, which includes a bath with a shower screen, a wash basin, and a toilet. A window ensures natural light and ventilation.

Master Suite
16'2" x 10'2"

On the second floor, this spacious bedroom combines sleeping space with a dedicated dressing area. Neutral decor and wooden floors create a warm and inviting atmosphere, complemented by ample natural light from dormer windows.

Master Suite Bathroom (Second Floor)

The second-floor bathroom is a spacious and stylish room featuring a freestanding bathtub, large walk-in shower with glass doors, and a vanity unit with twin basins. The wooden floor adds warmth and contrast to the white walls and fixtures, while windows and skylights provide plenty of natural light, completing a luxurious and relaxing space.

Rear Garden

The rear garden is a well-maintained and enclosed space with artificial lawn bordered by flower beds and small shrubs. Two wooden decked areas provide a lovely spot for outdoor dining or relaxing, while the garden is fully fenced for privacy and security.

Garage / Bike Store
12'1" x 8'8"

This garage also serves as a bike store and gym area. It is a versatile space that can accommodate fitness equipment and bicycles, with direct access from the outside.

Front Exterior

The front exterior shows a traditional brick-built detached home with a pitched roof and two dormer windows on the top floor. A small, neat garden space with a footpath leads to the front door, framed by shrubbery and a trellis, blending well with the surrounding homes in the neighbourhood.

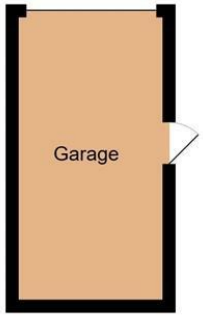
Kings Hill

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

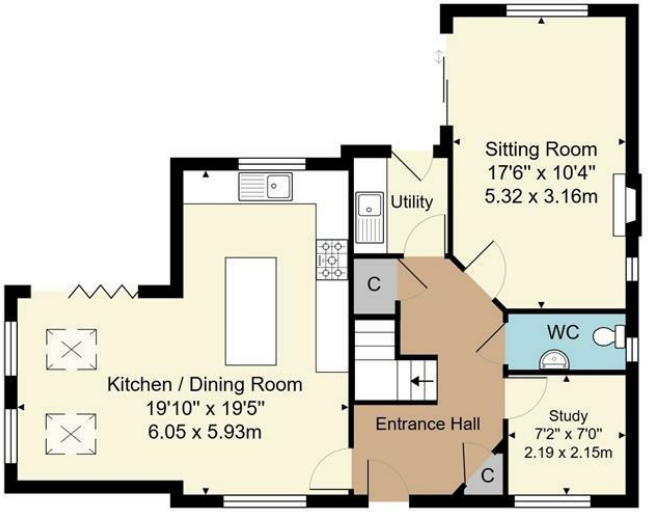
House Approx. Gross Internal Area
1760 sq. ft / 163.5 sq. m

Garage Approx. Internal Area
146 sq. ft / 13.6 sq. m

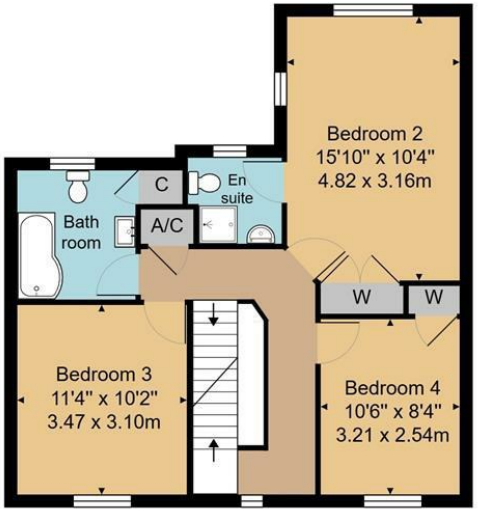
Second Floor



Garage



Ground Floor



First Floor

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.

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EPC Rating- C

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