



philip INDEPENDENT
ESTATE AGENT
Jarvis



9 Fairall Close, Harrietsham, Maidstone, Kent. ME17 1WJ.

Guide Price £475,000 Freehold

Property Summary

"This modern Bellway detached home is beautiful. I especially love the private landscaped rear garden". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this substantial four bedroom detached family home located on the new Bellway development just on the outskirts of the commuter village of Harrietsham.

Having been built less than three years ago there is plenty of the Builders Warranty remaining for piece of mind.

The property comprises to the ground floor of an entrance hall, lounge, open plan kitchen/dining room, utility room and cloakroom. To the first floor there is a master bedroom with ensuite, three further double bedrooms and a modern bathroom.

Externally to the front there is a lawned area and separate parking area for two cars with an EV charging point. To the rear there is a bespoke landscaped garden to take advantage of the afternoon sun.

Harrietsham is a well served village with shops, primary school, Gastro pub and mainline railway station. There is also great motorway access found nearby at junction 8 of the M20.

This excellent home is potentially being offered with a complete forward chain so please book a viewing at your earliest convenience to avoid disappointment.

Features

- Executive Four Bedroom Detached Home
- Two Parking Spaces
- Open Plan Kitchen/Dining Room
- Utility Room
- Council Tax Band E
- Ensuite To Master Bedroom
- Landscaped Garden
- Three Years Old
- EPC Rating: B



Ground Floor

Front Door To

Hall

Double glazed obscured window to side. stairs to first floor landing. Cupboard underneath housing consumer unit. Radiator.

Kitchen/Dining Room

19' 11" x 11' 7" max (6.07m x 3.53m) Double glazed window to rear. Double glazed French doors to rear. Double glazed bay window to side. Range of base and wall units. Integrated double electric oven, gas hob with extractor over. Sink and drainer. Integrated dishwasher and fridge/freezer. Breakfast bar area. Extractor. Radiator.

Utility Room

Base unit with sink and drainer. Space for washing machine. Shelving. Radiator.

Lounge

20' 0" x 14' 5" (6.10m x 4.39m) Double glazed bay window to front and side. Radiator. TV & BT point. Electric fire to remain with surround.

First Floor

Landing

Hatch to loft access. Radiator. Cupboard housing water tank.

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m) Double glazed window to rear. Radiator.

Ensuite

Suite comprising of low level WC, wash hand basin and double shower cubicle, chrome heated towel rail. Localised tiling. Shaver point. Extractor.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m) Double glazed window to front. Radiator.

Bedroom Three

11' 11" x 10' 1" (3.63m x 3.07m) Double glazed window to front and side. Radiator.

Bedroom Four

11' 7" x 8' 6" (3.53m x 2.59m) Double glazed window to side. Radiator.

Bathroom

Double glazed obscured window to side. Site comprising of low level WC, wash hand basin and bath with separate showerhead and mixer shower head. Glass screen. Localised tiling. Chrome heated towel rail. Extractor.

Exterior

Front Garden

Lawned area. Bark laid borders with shrubs and plants. Paved pathway to front door. Outside light. Side pedestrian access. Side access. Outside power point.

Parking

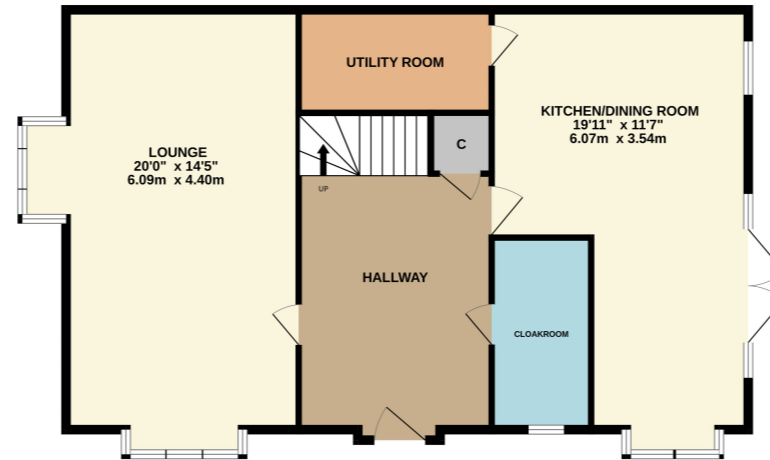
Two parking spaces with electric vehicle charging point.

Rear Garden

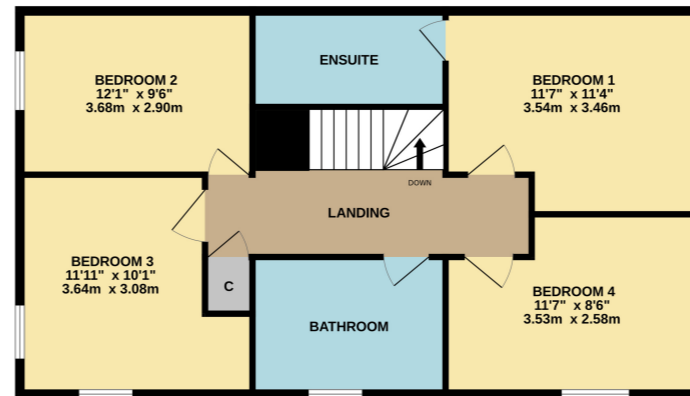
Raised patio area for entertaining. Outside tap. Raised sleeper borders to side and rear. Artificial lawned area. Second patio area to the end of the garden. Two storage sheds to remain. Outside lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. It is not to scale and its accuracy cannot be confirmed.

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