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95 St Lawrence Crescent, Coxheath, Maidstone, Kent. ME17 4FR.

Guide Price £400,000 Freehold

Property Summary

"I was blown away by the presentation of this home. It will be perfect for a growing family". - Sam Newman, Senior Sales Executive.

****GUIDE PRICE OF £400,000-£415,000****

Philip Jarvis Estate Agent are excited to bring to the market this beautifully presented three bedroom detached house built by Persimmon Homes. This original 'Hatfield' design was built approximately six years ago and is found on The Orchard Grove Development in Coxheath. The property still has the remainder of the NHBC new build warranty.

To the ground floor you enter into a spacious hallway, to the left is a lounge with a bay window to the front, letting in plenty of light. To the rear is a large kitchen/diner overlooking the garden. The ground floor concludes with a useful utility space and cloakroom. The current owners upgraded all flooring and internal doors to maximise the overall finish. The property also benefits from new windows to improve efficiency and aesthetics.

To the first floor there are three good sized bedrooms, the master bedroom boasts an ensuite. There is also a separate family bathroom.

Externally, to the front you will find a driveway suitable for two vehicles along with an EV 7.5 KW charging point. There is a side gate for pedestrian access to the rear garden. The rear garden is split between patio and artificial lawn with pretty flowered borders. There are two sheds which will remain.

Coxheath has village amenities to include shops, bakers, post office and pharmacy. Coxheath primary school and Cornwallis Academy are within walking distance. There are frequent bus services to Maidstone town centre for further amenities. For London, Staplehurst and Marden train stations are a short driveaway.

Please call us today and book your viewing to avoid any disappointment.

Features

- Three Bedroom Detached House
- 'Hatfield' Design Layout
- Electric Vehicle Charging Point
- Master Bedroom With Ensuite
- EPC Rating: B
- Immaculately Presented
- Remainder Of NHBC Warranty
- Enclosed Rear Garden Laid To Artificial Lawn
- Upgraded Windows
- Council Tax Band E

Ground Floor

Front Door Leads Into

Hallway

Double glazed window to side. Radiator. Thermostat. Vinyl flooring. Cupboard understairs with alarm panel and consumer unit.

Lounge

12' 11" x 12' 2" (3.94m x 3.71m) Double glazed baywindow to front. Radiator. Fitted carpet. TV point. Fibre Trooli point.

Kitchen/Diner

(18' 2" x 9' 4") 5.54m x 2.85m Double glazed double patio doors to rear. Double glazed window to rear. Range of modern Blum base and wall units with wood effect worktops. Ceramic one and a half butler sink unit. Electrolux electric hob and oven with Electrolux extractor with lights. Integrated Zanussi Fridge/freezer. Integrated Zanussi dishwasher. Under counter lighting. Vinyl flooring. Localised tiling.

Utility Room

Door to side access. Radiator. Space for washing machine and tumble dryer. Wall mounted Logic combination boiler. Cupboard. Vinyl flooring. Localised tiling. Wood effect worktop.

Cloakroom

Low level WC. Corner sink with localised tiling. Laminate flooring. Extractor. Radiator.

First Floor

Landing

Double glazed window to side. Fitted carpet. Storage cupboard. Loft hatch.

Bedroom One

13' 0" x 10' 9" (3.96m x 3.28m) Double glazed window to front. Radiator. Fitted carpet.

Ensuite

Double glazed obscured window to front. Radiator. Half tiled walls. Modern suite comprising of low level WC, pedestal sink, Mira shower. Vinyl flooring. Extractor.

Bedroom Two

9' 6" x 9' 6" (2.90m x 2.90m) Double glazed window to rear. Radiator. Fitted carpet.

Bedroom Three

8' 4" x 9' 7" (2.53m x 2.92m) Double glazed window to rear. Radiator. Fitted carpet.

Bathroom

Double glazed obscured window to side. Low level WC. Pedestal sink. Panelled bath with Mira shower attachment. Chrome heated towel rail. Half tiled walls with one fully tiled. Vinyl flooring. Extractor.

Exterior

Front Garden

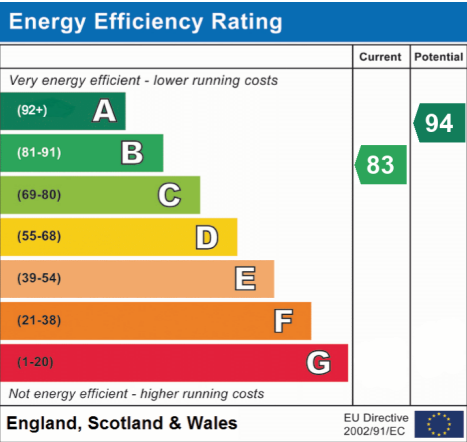
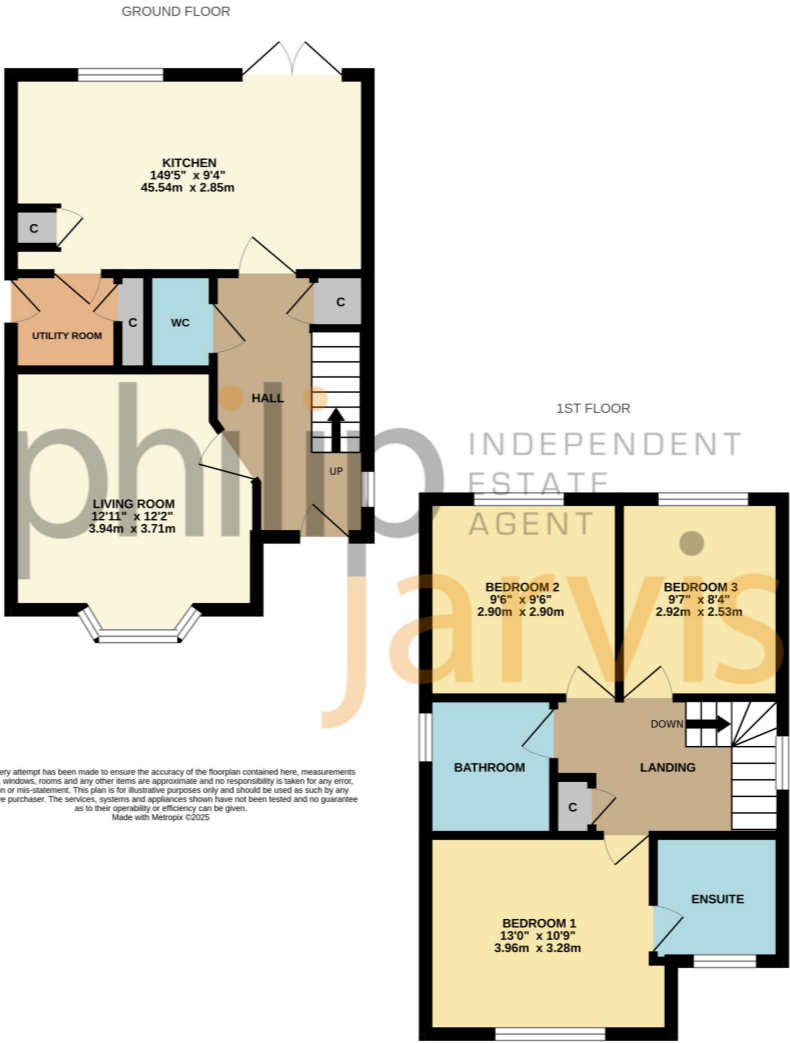
Driveway for two vehicles. Lawn to front and side with flowered borders. Decorative slate. Outside light. EV Indra pro charging point 7.5kw. Electric point.

Side

Gate for pedestrian access. Outside light.

Rear Garden

Enclosed rear garden. Indian sandstone. Patio area from kitchen and continues to shed. Artificial grass. Sleeper planting to rear. Extra storage shed. Water tap. Electric point. Outside light.



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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 contact, 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.