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ESTATE AGENT
Jarvis



Hadleigh 24 Glebe Gardens, Lenham, Maidstone, Kent. ME17 2QA.

Offers in Excess of £575,000 Freehold

Property Summary

"I love how this home is so well presented and is just so conveniently located for the village square". - Matthew Gilbert, Branch Manager.

Built by Texo Homes only four years ago to an exacting standard this house has a total gross area of 1,392ft². Careful consideration has gone into every aspect of the design and specification of the house, including a fully fitted 'Gardiner of England' Shaker kitchen as well as a sympathetic mix of porcelain tiling and quality carpets throughout the property.

The accommodation is arranged to include an open plan kitchen/family/dining room with porcelain tiled floor and underfloor heating as well as bi-fold doors opening onto the garden. In addition to this beautiful space there is a separate living room, cloakroom and integral garage with room for a utility area to the rear.

On the first floor the master suite can be found featuring en suite shower room complete with premium additions as well as built in storage to the bedroom. The remainder of the first floor provides three generous bedrooms, two doubles and one single along with a beautiful and well-proportioned family bathroom.

Both the front and rear gardens will be laid to lawn with secure side access. An attractive Indian Sandstone patio allows al fresco dining straight from the bi-fold doors to the rear garden. There is also a generous driveway which can easily accommodate two vehicles.

Situated in a gated cul-de-sac within the middle of Lenham village this home really needs to be seen to appreciate all on offer.

Features

- Four Bedroom Detached House
- Ensuite To Master Bedroom
- Garage & Driveway For Two Cars
- Village Centre Location
- EPC Rating: B
- Open Plan Kitchen/Family/Dining Area
- Select Cul-De-Sac Development
- 10 Year Build Warranty From New
- High Specification Throughout
- Council Tax Band F

Ground Floor

Entrance Door To

Hall

Stairs to first floor with bespoke shoe cupboard built in. Underfloor heating. Fitted carpet.

Living Room

19' x 10' 9" (5.79m x 3.28m) Double glazed window to front. Underfloor heating. Fitted carpet.

Kitchen/Family/Dining Room

27' 5" x 12' (8.35m x 3.66m) Double glazed bi-fold doors to garden. Double glazed window to rear. Shaker style kitchen with quartz worktops and matching upstands. Double Belfast ceramic sink with 3 in 1 boiling water tap. Neff integrated appliances including two Neff single ovens, one with built in microwave. Five ring induction hob with extractor. Integrated full height fridge and freezer. Integrated dishwasher. CDA under counter wine cooler. Under unit lighting. Recycling bins incorporated into kitchen base unit. Porcelain floor with underfloor heating. Storage cupboard. Breakfast bar.

Cloakroom

Double glazed frosted window to front. Roca wall mounted WC pan and soft close lid and concealed cistern with dual flush plate. Dansani wood effect countertop and sit on basin. Chrome vado taps. Tiled splash back behind basin and WC. Porcelain tiled floor with underfloor heating.

First Floor

Landing

Double glazed window to front. Cupboard. Radiator. Fitted carpet.

Master Bedroom

14' 7" x 10' 9" (4.45m x 3.28m) Double glazed window to front and side. Radiator. Fitted carpet. Two sets of fitted wardrobe cupboards.

Ensuite Shower Room

Double glazed frosted window to side. Roca wall mounted WC pan with soft close lid and concealed cistern with dual flush plate. Dansani wall mounted vanity unit with wash basin. Low profile shower tray with glass enclosure. Chrome heated towel rail. Mirror with shaving socket. Full height tiling to shower enclosure and tiling to all other wet areas and splashback. Porcelain tiling to floor.

Bedroom Two

11' 7" x 8' 5" (3.52m x 2.57m) Double glazed window to front. Radiator. Fitted carpet. Wardrobe cupboard.

Bedroom Three

11' 11" x 8' 11" (3.64m x 2.72m) Double glazed window to rear. Radiator. Fitted carpet.

Bedroom Four

9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to rear. Radiator. Fitted carpet.

Bathroom

Double glazed window to rear. Roca wall mounted WC pan with soft close lid and concealed cistern with dual flush plate. Dansani wall mounted vanity unit with wash hand basin. Back to wall bath. Chrome vado taps. Shower head combined with hand held fitment. Chrome heated towel rail. Mirror with shaver socket. Porcelain tiled floor.

Exterior

Front Garden

Laid to lawn with driveway and border planted with native hedging.

Rear Garden

Laid to lawn with Indian Sandstone patio immediately adjoining the house and close board fencing dividing properties with side access. Separate patio area to the rear of the garden also laid with Indian sandstone.

Garage

Up and over door. Power and lighting. Utility area. Door to kitchen.



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While 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. Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(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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