



philip INDEPENDENT
ESTATE AGENT
Jarvis



5 Tupper Close, Harrietsham, Maidstone, Kent. ME17 1GX.

Offers in Excess of £585,000 Freehold

Property Summary

"This is a wonderful example of a modern executive detached home". - Matthew Gilbert, Branch Manager.

Available to the market is this exceptional four bedroom detached home located in a secluded cul-de-sac position on the former Crest Nicholson Chantry Green Development in Harrietsham.

Approximately six years old this home offers just under 1700 sqft of accommodation and boasts a recently updated bespoke Howdens design kitchen.

The property comprises of a large entrance hall, kitchen/living dining room, utility room, formal lounge and playroom/office.

To the first floor there is master bedroom with built in wardrobes and an ensuite. There are three further double bedrooms and family bathroom.

Externally there are both front and rear gardens as well as a substantial driveway leading to a single garage with an electric up and over door.

This home is situated in an excellent location to take advantage of its great cul-de-sac position as well as the meadow style grounds to enjoy to the front.

Harrietsham is a great commuter village that offers close access to the M20 as well as a direct train line to London Victoria. These are also other amenities within the village to include post office, convenience shops, public house and primary school.

This excellent home really does need to be seen to appreciate everything on offer, so please call to book a viewing to avoid disappointment.

Features

- Former Crest Nicholson Home
- Four Double Bedrooms
- Remodelled Kitchen
- Beautiful Outlook
- Incredibly Well Presented
- Council Tax Band F
- Detached Home
- Ensuite To Master Bedroom
- Cul-De-Sac Location
- Playroom/Office
- EPC Rating: B

Ground Floor

Front Door To

Hall

Wall mounted thermostat. Radiator. Stairs to first floor with cupboard underneath housing consumer unit

Kitchen/Living/Dining Room

20' 6" x 12' 1" (6.25m x 3.68m) Double glazed bay window to front. Double glazed windows and French doors to rear. Extensive recently fitted Howdens solid wood kitchen with Quartz worktops throughout. Range of base and wall units. Sink and drainer. Integrated appliances to include double oven and separate oven with warming drawer, third under counter oven. Integrated dishwasher, five ring gas hob with extractor above and wine chiller. Space for American style fridge/freezer. Built in country style dresser and cabinet. Two radiators. TV point. Extractor. Harvey water softener unit.

Utility Room

Double glazed door to rear access. Radiator. Wall and base units with sink and drainer with Quartz worktops. Space for separate washing machine and tumble dryer. Extractor.

Lounge

16' 6" x 12' 4" (5.03m x 3.76m) Double glazed window to rear. Double glazed French doors to rear access. Radiator. Tv point. BT point. Gas fireplace with surround.

Playroom/Office

Double glazed bay window to front. Radiator. TV & BT point.

WC

Double glazed obscured window to front. Concealed low level WC and wash hand basin. Chrome heated towel rail. Localised tiling. Extractor.

First Floor

Landing

Double glazed window to side. Hatch to loft access. Radiator. Large cupboard with water tank and storage.

Bedroom One

16' 5" x 12' 5" (5.00m x 3.78m) Double glazed window to rear. Double glazed window to side. Radiator. TV point. Built in triple wardrobe. Thermostat.

Ensuite

Double glazed frosted window to rear. Chrome heated towel rail. Extractor. Localised tiling. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass door.

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m) Double glazed window to rear. Radiator.

Bedroom Three

13' 1" x 8' 1" (3.99m x 2.46m) Double glazed window to front. Radiator.

Bedroom Four

10' 11" x 8' 3" (3.33m x 2.51m) Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to front. Suite comprising of low level WC, wash hand basin and panelled bath. Separate shower cubicle with retractable glass screen. Chrome heated towel rail. Extractor.

Exterior

Front Garden

Two areas laid to lawn either side of a paved patio foot path leading to the front door. Outside light. Key box.

Parking

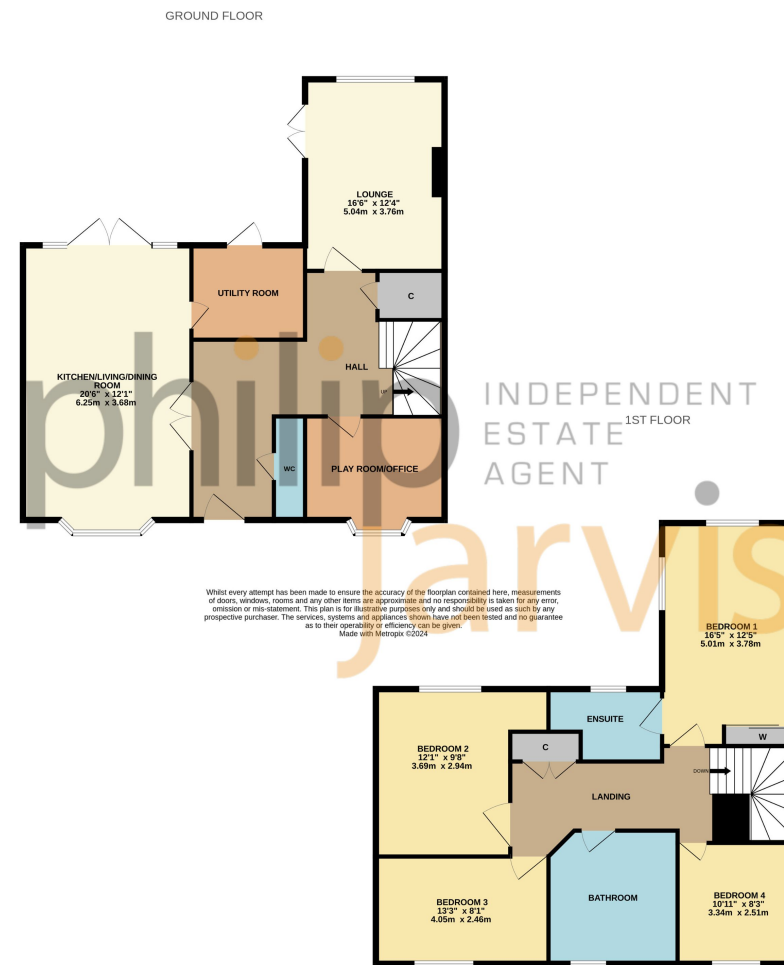
Brick block paved driveway for 2/3 vehicles with EV charging point. Side access. Outside plug point.

Garage

Electric up and over door, Power and light.

Rear Garden

Mainly laid to lawn with shrubs, plants and trees to borders. Large paved patio area. Outside tap. Side access. Outside security light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(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

Viewing Strictly By Appointment With

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.

