



philip INDEPENDENT
ESTATE AGENT
Jarvis



Southleigh, South Lane, Sutton Valence, Maidstone, Kent. ME17 3AZ.

£375,000 Freehold

Property Summary

"This is such a wonderful home. In my opinion not many homes boast such great parking". - Matthew Gilbert, Branch Partner.

Available to the market this incredibly smart semi detached home located at the foot of the ever popular village of Sutton Valence.

The property comprises of an open plan kitchen/dining room, utility room with WC and lounge to the ground floor.

To the first floor there are three good sized bedrooms and a shower room.

Externally to the front there is parking for several vehicles including a camper van whilst to the rear there is a well maintained and cared for garden.

Added to all of this the house benefits from double glazing throughout and gas central heating.

Sutton Valence is an extremely popular village that boasts a primary school and Preparatory School. There is also two public houses, hairdressers village hall and church. The neighbouring village of Headcorn offers a wider range of amenities as well as the mainline to London Bridge. The M20 can also be found at junction eight near Leeds Castle.

Please book a viewing without delay to avoid disappointment.

Features

- Three Bedroom Semi Detached Home
- Popular Village Location
- Downstairs WC
- Sympathetically Extended
- Council Tax Band C
- Extensive Driveway
- Utility Room
- Incredibly Well Presented
- EPC Rating: C

Ground Floor

Front Door To

Kitchen/Dining Area

16' 4" x 11' 1" (4.98m x 3.38m) Double glazed door to front. Double glazed window to front. Double glazed door to side access. Double glazed Velux window to front. Two feature radiators. Range of base and wall units with breakfast island with bar. Sink and drainer. Base cupboard with space for dishwasher. Integrated electric double oven and gas hob with extractor over. Space for wine cooler. Cupboard housing gas boiler. Stairs to first floor.

Utility Room

Sink and drainer with wall and base units. Space for tall fridge/freezer and washing machine. Radiator. Localised tiling.

WC

Low level WC. Cupboard. Extractor. Splash back tiling.

Lounge

19' 1" max x 13' 4" max (5.82m x 4.06m) Double glazed window to rear. Double glazed French doors to rear. Two radiators. Understairs cupboard. TV point.

First Floor

Landing

Double glazed window to side. Small decorative cupboard and shelving. Hatch to loft access (partly boarded).

Bedroom One

10' 1" x 10' 1" (3.07m x 3.07m) Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Two

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Three

8' 9" x 7' 0" (2.67m x 2.13m) Double window to rear. Radiator. BT point.

Shower Room

Double glazed obscured window to front. Suite comprising of low level concealed WC, wash hand basin and walk in double shower cubicle with glass screen. Localised tiling. Radiator. Cupboard housing water tank. Chrome heated towel rail.

Exterior

Front Garden

Concrete pathway to front door. Small canopy. Security light. Side access.

Parking

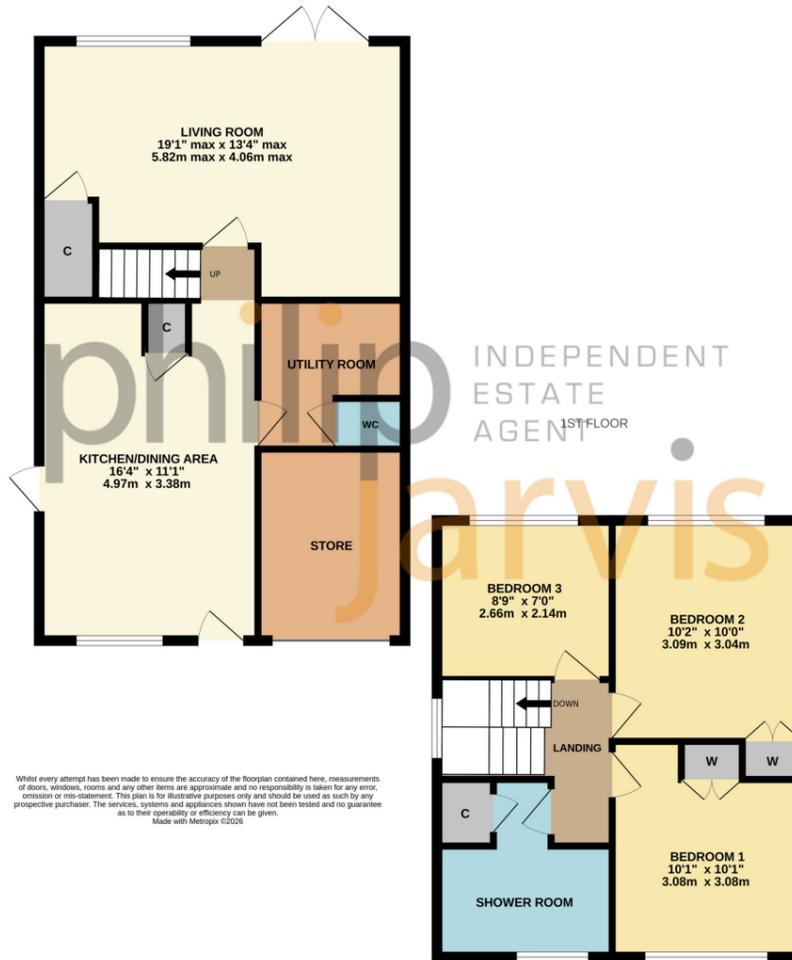
Large driveway area for several vehicles. Area laid to shingle leading to

Storage Room

Electric up and over door. Power and light.

Rear Garden

Mainly laid to lawn with sandstone patio area and pathway. Water butt. Two small sheds to remain. Security lightning. Rear awning to remain.



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

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Viewing Strictly By Appointment With