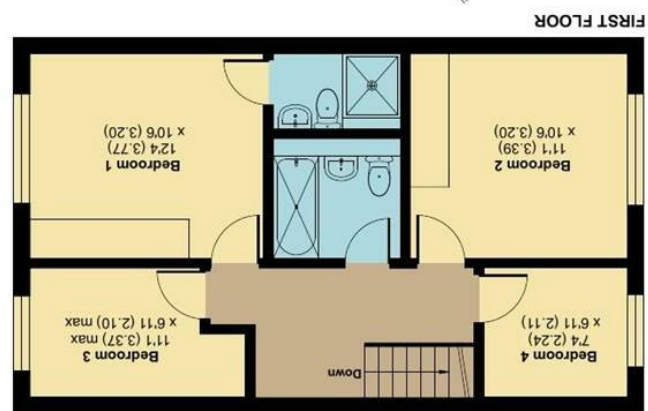


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Simon Miller & Company. REF: 1343077



Coleman Way, Maidstone, ME17
Approximate Area = 1078 sq ft / 100.1 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1273 sq ft / 118.2 sq m
For identification only - Not to scale

47 Coleman Way, Maidstone, ME17 3GT

Guide Price £450,000
EPC RATING: B





Situated in the desirable area of Coleman Way, Maidstone, on the Langley Park Development this modern four-bedroom detached family home offers a perfect blend of comfort and convenience. Built in 2021, the property spans an impressive 1,273 square feet, providing ample space for family living.

Upon entering, you are greeted by two well-proportioned reception rooms, ideal for both relaxation and entertaining. The heart of the home features a family bathroom and a convenient downstairs WC, catering to the needs of a busy household. The four spacious bedrooms promise restful nights and the potential for personalisation to suit your family's lifestyle.

One of the standout features of this property is the good-sized rear garden, which not only offers a private outdoor space for children to play and for family gatherings but also boasts stunning views overlooking the fields, creating a serene backdrop for your daily life.

Parking is a breeze with space for up to four vehicles, ensuring that you and your guests can come and go with ease. The property is also conveniently located close to local amenities, making everyday errands simple and quick. Furthermore, with easy access to Maidstone town centre, you will find a wealth of shops, restaurants, and recreational facilities just a short drive away.

This home comes with the remainder of a new home build certificate, providing peace of mind for the new owners. Whether you are looking for a family home or a sound investment, this property is a fantastic opportunity not to be missed.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• GUIDE PRICE £450,000 - £475,000 • Four Bedroom Detached Family Home • Family Bathroom & En-Suite Shower Room To Master • Downs WC & Utility • Garage & Off Street Parking • Good Sized Rear Garden • Great Views Overlooking Fields • Remainder Of New Home Build Certificate

Available • Located Close To Local Amenities & Motorways • Easy Access To Maidstone Town Center

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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