



Approximate Area = 1560 sq ft / 144.9 sq m
For identification only - Not to scale

Franklin Drive, Weaving, Maidstone, ME14

GUIDE PRICE £600,000 - £625,000

EPC RATING: C

44 FRANKLIN DRIVE, WEAVERING, ME14 5SY





Home is so much more than four walls and a list of rooms, home is somewhere you make memories, laugh, play and share moments of joy. For twenty five years this home has done exactly that for the owners.

This is a detached house where family life blends wonderfully and the location is the key to why they have enjoyed it here so much. There are a number of things that can be enjoyed nearby, walk into the town centre for a meal at a restaurant, walk to the Oak on the Green at Bearsted and if you like a ramble, head to the eighteenth century Black Horse Inn on the Pilgrims Way at Thurnham, it's about three miles and a much enjoyed walk. Much closer to home you have Vinters Valley Nature Reserve, a ninety-acre wildlife oasis and also the wonderful four hundred and fifty acre Mote Park all providing hours of enjoyment and so close to you.

These are some of the reasons why our clients moved here originally and the choice of schools was a huge decision maker for being here and for staying. This really has been perfect for them as a family.

Inside the home, that's important of course, this is somewhere that provides space for an office from home. The extensions and changes carried out by previous owners allow for an additional living room downstairs as well as a further bedroom and ensuite on the ground floor that can be very handy for a family member who needed a ground floor bedroom or even used for a home business etc.

The living room/dinner stretches the depth of the house. There is a lovely kitchen and downstairs WC. Upstairs there are four bedrooms, the master having an ensuite shower room and a family bathroom.

The garden is somewhere to relax and enjoy a barbecue, to make the most of warm weather and time together, for friends and get together. We love walking around this home, the finish is delightful, bathroom, shower rooms, cloakroom, all are stylish and striking. It's easy to see why time here has been so special and we look forward to hearing your thoughts on it.

MATERIAL INFORMATION

Freehold
Council Tax Band (E)
EPC Report (C)



- EXTENDED FIVE BEDROOM DETACHED HOME
- CORNER PLOT
- DRIVEWAY FOR SEVERAL CARS
- BEAUTIFULLY PRESENTED THROUGHOUT

- FLEXIBLE ACCOMMODATION ON THE GROUND FLOOR
- CLOSE TO EXCELLENT SCHOOLS AND AMENITIES
- LOVELY MATURE REAR GARDEN

WA0452 050823/180923BE

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.

36 KING STREET, MAIDSTONE, KENT, ME14 1BS | 01622 691255 | MAIDSTONE@SIMONMILLER.CO.UK