



Approximate Area = 1769 sq ft / 164.3 sq m
 Garage = 149 sq ft / 13.8 sq m
 Outbuilding = 160 sq ft / 14.8 sq m
 Total = 2078 sq ft / 192.9 sq m
 For identification only - Not to scale

Leeds Road, Sutton Valence, Maidstone, ME17

OFFERS IN REGION OF £700,000

EPC RATING: E

ROSMANN, LEEDS ROAD, ME17 3LT





This spacious, detached bungalow offers dual aspect lounge with feature wood burning stove, fitted kitchen with utility area beside and an archway leading to a large dining/conservatory addition offering views over the mature rear gardens. The entrance hall provides a guest cloakroom and leads to the master bedroom, which offers a walk in wardrobe and luxurious en-suite four piece bathroom with feature freestanding bath, with the three further double bedrooms served by a three piece shower room.

Outside, there is gated access to the block paved drive, with parking for 3-4 cars, leading to the detached single garage with power and light. The property sits back from the road with a hedge screen to the front, in a plot of 0.6 acre overall (tbv), with extensive lawned gardens, mature hedges and flower and shrub beds, apple tree, vegetable beds, small timber shed and a large, wooden cabin with power, ideal for a garden office or gym.

The property is located close to popular Plough Pub and the village of Sutton Valence, with its well regarded Primary School and the renowned Sutton Valence Prep and Senior Schools. With village hall and recreation ground, as well as Post Office, farm shop and petrol station, all within easy reach by car, the larger village of Headcorn is only a short drive or bus ride away, with its wide range of independent shops and cafes, Sainsburys Local, Costa Coffee and for the commuter, a mainline train station with regular services into London.

MATERIAL INFORMATION

**Freehold
Council Tax Band (E)
EPC Report (D)**



- **DECEPTIVE DETACHED BUNGALOW**
- **MASTER BEDROOM WITH EN-SUITE AND DRESSING ROOM**
- **THREE FURTHER DOUBLE BEDROOMS**
- **DUAL ASPECT LOUNGE**
- **LARGE CONSERVATORY ADDITION**

- **KITCHEN WITH UTILITY ROOM**
- **FAMILY SHOWER ROOM**
- **MATURE PLOT APPROX 0.6 ACRES OVERALL (TBV)**
- **DETACHED SINGLE GARAGE AND OFF ROAD PARKING**
- **OFFERED CHAIN FREE**

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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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