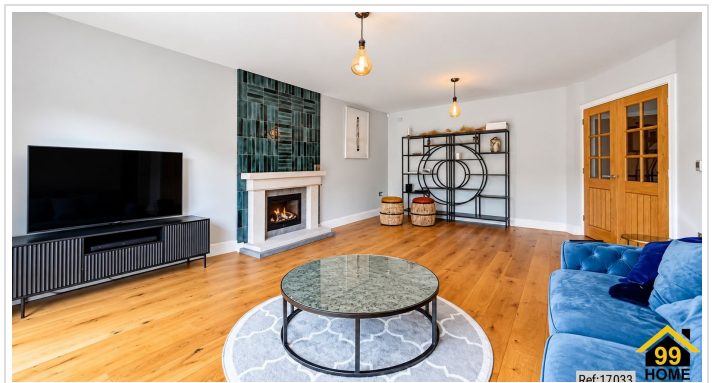


5 Bed Detached In Greensand Meadow Sutton Valance, Maidstone, ME17 3FP

£800,000



SHORT DESCRIPTION

Property Ref: 17033 5-Bedroom Detached Home with No Onward Chain Enjoy village life in Sutton Valence in this well presented detached home, built in 2018 and ready for its next owners. With 5 double bedrooms, 2 en-suites, a double garage and a spacious garden, there's plenty of room for family living. The ground floor offers several spaces to relax and entertain. The open-plan kitchen and dining area connects to a separate utility and laundry room, fitted with a washing machine, dryer, storage and sink. The conservatory looks out onto the garden, while the living room has bi-fold doors opening outside. There's also a separate dining room and a downstairs WC. Upstairs, all 5 bedrooms are reached from a spacious landing. Two have built-in wardrobes and private en-suite shower rooms. The family bathroom has both a bath and a walk-in shower. The home is in Sutton Valence, close to Sutton Valence Primary School and the independent Sutton Valence School, which caters for children from age 2 to 18. Leeds Castle is around a 10-minute drive away. With its modern finish, flexible living spaces and no onward chain, this home is ready for its next owners. Property Type: Detached Full selling price: £800000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: B Measurement: 2045.143 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway Heating Type: Central, Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Accommodation details

Room dimensions are in metres. Not provided means no dimensions were shown in the supplied details.

Ground floor		First floor	
Hallway	Not provided	Landing	Not provided
Kitchen / Diner	8.16 m x 3.58 m	Bedroom 1	3.81 m x 3.56 m
Cloakroom	1.97 m x 1.08 m	Bedroom 2	3.66 m x 3.63 m
Dining Room	3.99 m x 3.51 m	Bedroom 3	3.66 m x 2.87 m
Living Room	5.85 m x 4.24 m	Bedroom 4	3.66 m x 2.87 m
Conservatory	5.29 m x 3.36 m	Bedroom 5	3.02 m x 2.67 m
Utility	Not provided	Family Bathroom	Not provided
Garage	Not provided	En-suite Shower Rooms (2)	Not provided

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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