



**22 Blacksmith Drive, Weaving, Maidstone, Kent, ME14 5SZ**  
**Offers in excess of £300,000**



A well-presented three bedroomed end of terrace property situated in the sought after location of Grove Green. Local facilities include a shopping centre, access to the M20 motorway, mainline train stations at both Bearsted and Maidstone, excellent local schools and Mote Park is a short distance away.

The property comprises entrance porch, open plan kitchen/diner and good sized lounge whilst, on the first floor, are the three bedrooms and family bathroom. The property also has the benefit of double glazing and gas central heating. Externally, there is a driveway leading to the single garage and a well-enclosed rear garden.

We strongly recommend an internal inspection.





## ON THE GROUND FLOOR

### Entrance Porch

Part glazed front door. Double glazed window to side. Inner door to ....

### Kitchen/Diner 15'11" x 14'8" (4.85m x 4.47m)

An excellent range of high and low level units incorporating sink unit. Plumbing for dishwasher and washing machine. Useful appliance space ideal for fridge/freezer. Electric oven with gas hob and extractor fan. Wall mounted gas fired boiler. Breakfast bar. Radiator. Tiled floor. Double glazed window to rear. Double glazed sliding patio doors to rear garden. Staircase to first floor.

### Living Room 15'11" x 11'4" (4.85m x 3.45m)

Double glazed window to front. Radiator.

## ON THE FIRST FLOOR

### Landing

Airing cupboard.

### Bedroom One 13'3" x 8'9" (4.04m x 2.67m)

Double glazed window to front. Radiator. Built-in wardrobes.

### Bedroom Two 11'1" x 8'9" (3.38m x 2.67m)

Double glazed window to rear. Radiator.

### Bedroom Three 8'3" x 6'9" (2.51m x 2.06m)

Double glazed window to front. Radiator.

### Family Bathroom

White suite comprising panel enclosed bath with electric shower and screen door. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls. Obscured double glazed window to rear.

## EXTERNALLY

### Single Garage

Metal up and over door to front. Power and light. The garage is approached by a driveway providing off-road parking facilities for two vehicles.

### Gardens

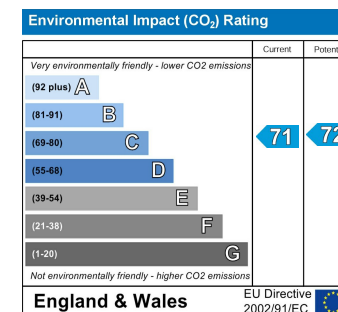
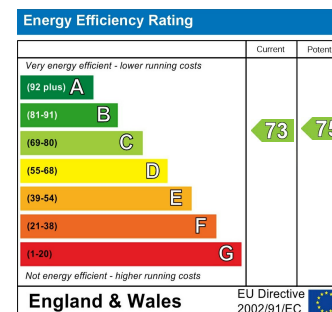
The FRONT GARDEN has been laid to lawn with shrubs and cherry tree. The secluded REAR GARDEN has been laid to lawn with shrubs and trees. Paved patio.

## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## DIRECTIONS

From the Agent's Bearsted Office proceed towards Maidstone on the A20, turning right into New Cut Road, first right into Grovewood Drive South, second left into Provinder Way and third left into Blacksmith Drive, where the property will be found after a short distance on the right hand side.



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Ground Floor



1st Floor

Total approx floor area: 817.2 ft<sup>2</sup> (75.9 m<sup>2</sup>)  
 Ground Floor: 426.6 ft<sup>2</sup> (39.6 m<sup>2</sup>)  
 1st Floor: 390.6 ft<sup>2</sup> (36.3 m<sup>2</sup>)

