



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£825,000**

**Freehold**

5x  3x  4x 

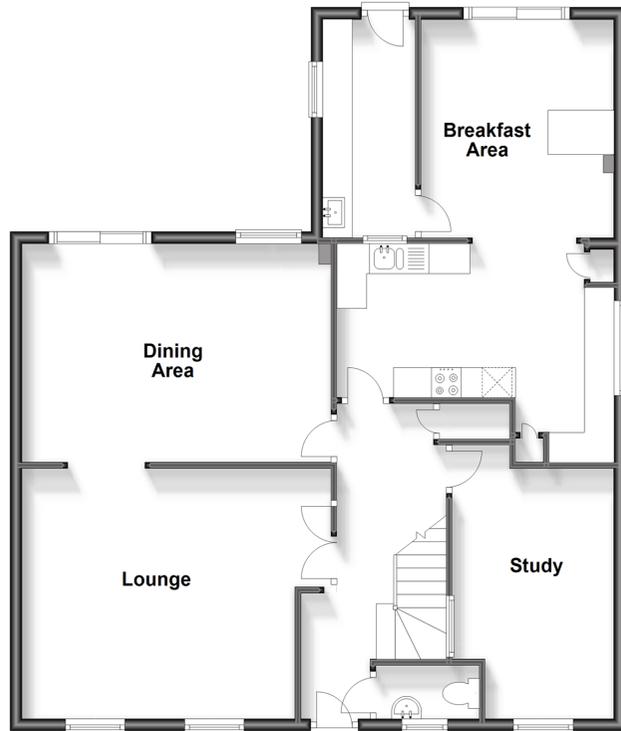
Coltsfoot Drive, Weaving, Maidstone,  
Kent, ME14

*Wards*

Helping you move forwards

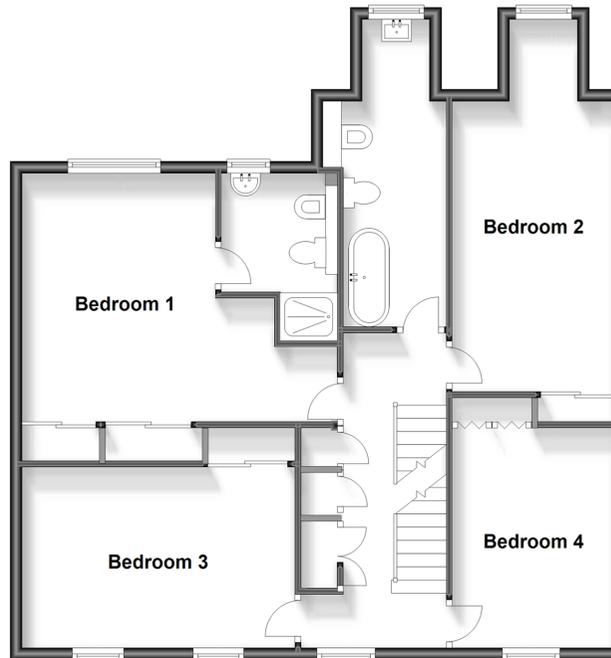
### Ground Floor

Approx. 98.3 sq. metres (1058.3 sq. feet)



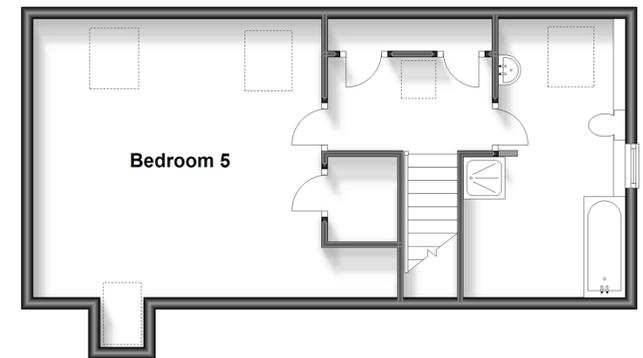
### First Floor

Approx. 88.0 sq. metres (947.1 sq. feet)



### Second Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 15'4 x 11'10 (4.68m x 3.61m)  
Breakfast Room: 11'9 x 10'8 (3.58m x 3.25m)  
Utility Room: 11'9 x 5'0 (3.58m x 1.53m)  
Dining Room: 17'0 x 12'0 (5.19m x 3.66m)  
Lounge: 17'0 x 13'7 (5.19m x 4.14m)  
Study: 13'8 x 8'11 (4.17m x 2.72m)

### FIRST FLOOR

Landing  
Bedroom 1: 17'0 x 13'7 (5.19m x 4.14m)  
En-suite Shower Room: 6'7 x 6'5 (2.01m x 1.96m)  
Bedroom 2: 20'11 x 9'3 (6.38m x 2.82m)  
Bedroom 3: 15'0 x 10'2 (4.58m x 3.10m)  
Bedroom 4: 11'9 x 9'1 (3.58m x 2.77m)  
Bathroom: 16'7 x 5'10 (5.06m x 1.78m)

### SECOND FLOOR

Landing  
Bathroom: 14'11 x 7'2 (4.55m x 2.19m)  
Bedroom 5: 15'6 x 15'0 (4.73m x 4.58m)

### OUTSIDE

Double Garage & Driveway  
Front & Rear Gardens



## Main features

- Improved & extended family home situated in a sought-after location
- Downstairs cloakroom plus 3 bath/shower rooms
- Modern kitchen/breakfast area
- Adjacent double garage with secluded rear corner plot garden
- Flexible downstairs accommodation

## Nearest Schools

Primary Schools: Maidstone, St John's C of E Primary 0.6 miles, North Borough Junior School 1.7 miles, Senacre Wood Primary 1.7 miles  
Secondary Schools: Invicta Grammar School 1.9 miles, Valley Park Community School 2.2 miles

## Transport Information

Train Stations: Bearsted 2.1 miles, Maidstone West 2.8 miles, Maidstone East 3.0 miles

## Address

Coltsfoot Drive, Weaving, Maidstone, Kent, ME14

## Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Bearsted Branch 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(69) POTENTIAL: C(78)

12328713/20231102/SG/JW