



58-60 Maidstone Road, Paddock Wood, Kent, TN12 6AF

Introducing **Bells Grove**, a bespoke collection of three 2-bedroom terraced houses and six 1 & 2-bedroom apartments in the heart of Paddock Wood.

The future is now, with the stylishly designed Bells Grove.

Produced using a low carbon energy efficient construction technique, the development is setting a precedent for economical design using wrap-around thermal insulation, with minimal cold bridging.

Externally, enjoy off-road parking thanks to a paved parking area for most homes. With Juliette balconies to the front and an attractive rear garden with a patio and turf area for the houses, the properties are perfectly crafted for relaxing and entertaining friends and family. Ground floor apartments also benefit from outdoor courtyards.

Internally you'll love the neutral matt paint finish to walls and ceilings. With grey carpets throughout, and cushioned vinyl timber effect flooring in the kitchen and hallways, your house is ready for you to add your personal touches and make it your own.

The serene theme continues in the kitchens which are sure to be the heart of the home with navy shaker style soft close cabinets and white marble effect worktops complete with integrated appliances including an oven, dishwasher, induction hob, fridge/freezer and more. The brushed brass fittings finish off the pleasing appearance your friends will rave about. An energy-efficient design also resonates throughout the internal features at Bells Grove. The wastewater heat recovery systems in the bathroom and the electric radiators help to regulate utility bills.

The spacious bedrooms (some of which are equipped with built in storage) are made for relaxation. While the inviting bathrooms painted in a deep blue comprise white bathroom suites with glass shower screens, white metro style tiling to 'wet areas' and half-height tiling around the floor mounted toilets. The chrome towel rail, wall mounted mirror and vanity unit complete the offering.



HOUSES



APARTMENTS



ABOUT THE LOCATION

Situated in the heart of the vibrant Paddock Wood town just off Maidstone Road, Bells Grove is close to a host of amenities, including several high street supermarkets. There are also many vibrant independent shops, which ensures a welcoming community feel.

As an area noted for its independent business, this is reflected in the quality of its pubs and restaurants. Whether it's the varied cuisine on the high street or the high-quality fare in the neighbouring villages, there is a plethora of choices at your disposal.

For those seeking education options for your children, Paddock Wood is well served. Whether it's the Ofsted-rated 'Good' Paddock Wood Primary school, or other primaries within a few miles, Bells Grove suits families looking for quality schooling choices for their children. In terms of secondary schools, there is The Mascalls

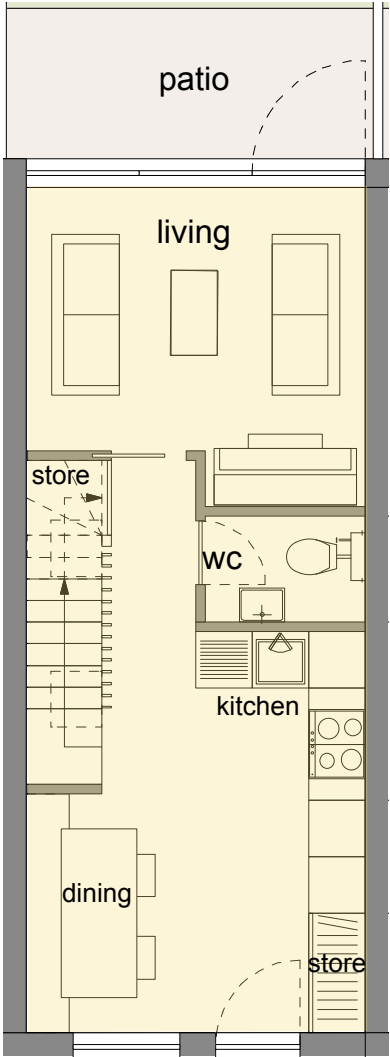
Academy or alternatives in the neighbouring Tonbridge or Maidstone areas, including grammar and independent schools to choose from.

For commuters, the train station is less than 5 minutes away, where trains are available into Charing Cross and Cannon Street in under an hour. Alternatively, the M25 is readily accessed by the A21.

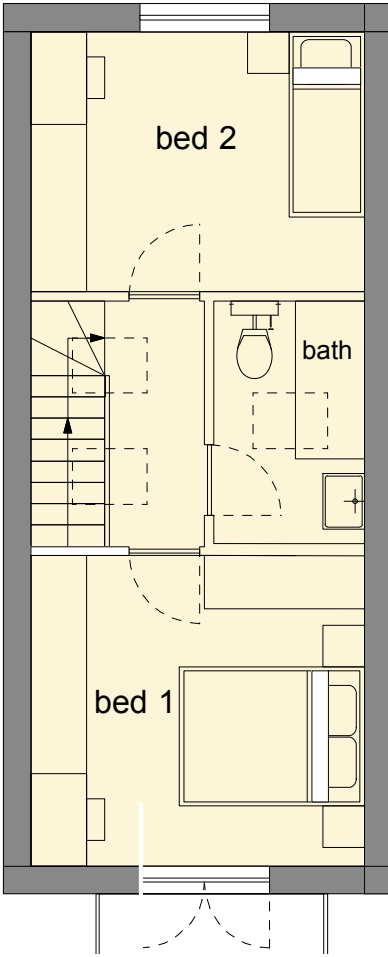
In terms of entertainment, Paddock Wood and the surrounding areas are perfect to keep you and the family entertained. Locals love the Hop Farm; the park has a wealth of fun attractions for the children to enjoy, and the location also regularly plays host to events and concerts.

For those with a zest for the great outdoors, Paddock Wood and the surrounding areas are a haven for walkers and cyclists, thanks to the area known as the 'Low Weald'.

HOUSE FLOOR PLANS



Additional windows where marked *
to Plot 3 only



GROUND FLOOR

Kitchen/Diner	3.7m (12'2") x 4.2m (13'9")
Living room	3.7m (12'2") x 3.6m (11'8") Reducing to 2.9m (9'6")

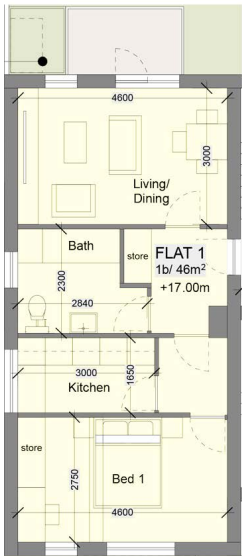
FIRST FLOOR

Bedroom 1	3.7m (12'2") x 3.6m (11'8")
Bedroom 2	3.7m (12'2") x 2.9m (9'6")
Bathroom	

TOTAL	65sq.m (700sq.ft)
--------------	-------------------



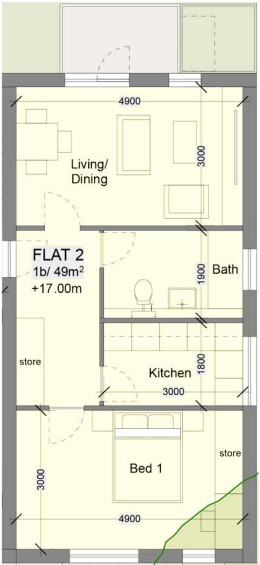
APARTMENT FLOOR PLANS



FLAT 1

Kitchen 1.65m (5'4") x 3.00m (9'8")
Living Room/Diner 3.00m (9'8") x 4.60m (15'1")
Bedroom 1 2.75m (9'0") x 4.60m (15'1")
Bathroom

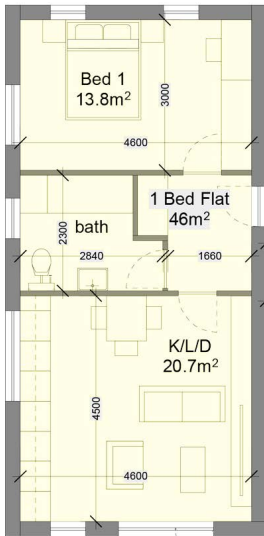
TOTAL 46sq.m (495sq.ft)



FLAT 2

Kitchen 1.80m (5'9") x 3.00m (9'8")
Living Room/Diner 3.00m (9'8") x 4.90m (16'1")
Bedroom 1 3.00m (9'8") x 4.90m (16'1")
Bathroom

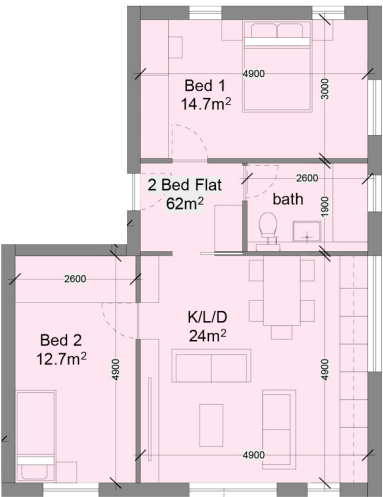
TOTAL 49sq.m (527sq.ft)



FLATS 3 & 5

Kitchen/Living/Diner 4.5m (14'9") x 4.6m (15'1")
Bedroom 1 3m (9'8"0 x 4.6M (15'1")
Bathroom

TOTAL 46sq.m (495sq.ft)



FLATS 4 & 6

Kitchen/Living/Diner 4.90m (16'1") x 4.90m (16'1")
Bedroom 1 3.00m (9'8") x 4.90m (16'1")
Bedroom 2 4.90m (16'1") x 2.60m (8'5")
Bathroom

TOTAL 62sq.m (667sq.ft)

(Parking not included)



SPECIFICATION

INTERNAL FEATURES

- Cushioned vinyl timber effect flooring to kitchen and hallways
- Grey cement tiled floors to bathroom
- Grey carpet to bedrooms
- Thunder grey finished smooth effect 4-panel heavy doors
- Brushed chrome door handles
- Ammonite grey durable matt paint finish to walls and white ceilings
- White skirting boards and architraves
- Digital TV aerial in living room
- Electric heating including radiators throughout
- Lighting – bar/pendant lighting to all rooms
- Linked smoke and heat detectors throughout
- Optic fibre in living room

EXTERNAL FEATURES

- Paved parking area with designated space for each home
- Some electric charging points will be provided
- Rear garden with patio and turfed area
- Very energy efficient construction using low carbon construction method
- Built using modern methods of construction giving wrap around insulation with minimal cold bridging

KITCHENS

- Fully fitted navy shaker kitchen with soft close doors
- White marble effect work tops
- Integrated appliances include oven, dishwasher, induction hob, fridge/ freezer, washing machine and extractor fan
- Brushed brass fittings including tap
- Overmounted sink

BATHROOMS

- White bath with glass shower screen
- White metro style tiling along one wall and shower enclosure
- White metro style tiling halfway up walls in downstairs W/C
- Chrome tap and wall mounted shower
- Concealed cistern & floor mounted toilet
- Wall mounted vanity unit
- Chrome towel rail
- Wastewater heat recovery system (reduces bills)
- Wall mounted mirror

*Finishes may be subject to change





58-60 Maidstone Road, Paddock Wood, Kent, TN12 6AF



Wards
Land & New Homes

01892 836877

paddock.wood@wardsofkent.co.uk

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.")