

Ferris & Co



Monthly Rental Of £1,650 pcm
Holding deposit equivalent to 1 week's rent on application



32 Irwell road
Maidstone , ME17 3XE

TEL: 01622 737800
Email:
lettings@ferrisandco.net
www.ferrisandco.net

Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Wonderful opportunity to let this brand-new home on this sought after development within easy access to a good selection of amenities. Carpeted to the first floor, stairs and lounge, continuous flooring to the hall, cloakroom and kitchen/family room. Luxuriously appointed kitchen with appliances (including dishwasher), cloakroom, bathroom and en-suite. Spacious driveway with parking for two vehicles, 37ft fully fenced rear garden, patio, new lawn and shed.

ON THE GROUND FLOOR

ENTRANCE HALLWAY 3' 7" x 14' 0" (1.09m x 4.26m)

Wood effect vinyl flooring leading directly into kitchen. Staircase to the first floor with timber balustrade. Under stairs cupboard. Radiator.

LOUNGE 15' 10" x 11' 0" (4.82m x 3.35m)

Spacious and bright lounge. Grey carpet. Window to front facing out over the driveway. Radiator.

CLOAKROOM 5' 10" x 2' 11" (1.78m x 0.89m)

Wood effect vinyl flooring. Corner hand wash basin. Low level WC. Frosted glass window. Radiator.

KITCHEN/DINER 11' 3" x 18' 1" (3.43m x 5.51m)

Comprehensively fitted with white high gloss door and drawer fronts with stainless steel fittings and complementing working surfaces which incorporates stainless steel sink, four burner induction hob, stainless steel splash back, extractor hood, fridge freezer, twin ovens and dishwasher. Laminate flooring. Double casement doors and windows overlooking rear garden. Utility store cupboard with plumbing,

ON THE FIRST FLOOR

PRINCIPAL BEDROOM 13' 6" x 10' 4" (4.11m x 3.15m)

Plush grey carpets. Built-in wardrobe with mirrored sliding doors. Window overlooking driveway. En-suite shower room. Radiator.

EN-SUITE SHOWER ROOM 7' 4" x 4' 0" (2.23m x 1.22m)

Wood effect vinyl flooring. Twin shower. Hand wash basin. Heated towel rail. Low level WC.

BEDROOM 2 11' 7" x 11' 2" (3.53m x 3.40m)

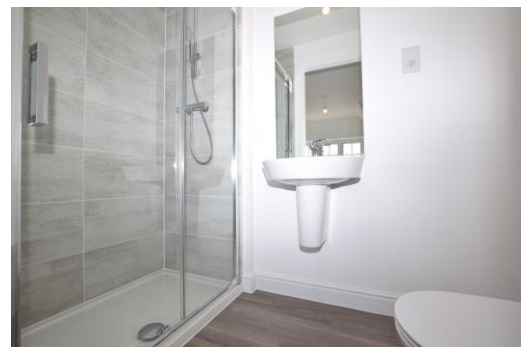
Grey carpet. Window to rear overlooking enclosing garden. Built in wardrobe. Radiator.

BEDROOM 3 8' 6" x 8' 7" (2.59m x 2.61m)

Grey carpet. Window overlooking enclosed garden. Radiator.

BATHROOM 5' 7" x 6' 7" (1.70m x 2.01m)

Smart and sleek bathroom with wood effect vinyl flooring. Wall to wall paneled bath, thermostatic shower with mixer tap and shower screen. Frosted glass feature window. Hand wash basin. Low level WC. Heated towel rail.



DIRECTIONS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

