



5 St. Davids Gate, Maidstone, Kent, ME16 9EP
Price £625,000

****EXCEPTIONALLY SPACIOUS & WELL PRESENTED SIX BEDROOM DETACHED FAMILY HOME**. **DOUBLE GARAGE**. **THREE RECEPTION ROOMS**. **KITCHEN AND UTILITY ROOM**. **SOUGHT AFTER CUL DE SAC LOCATION**. **INTERNAL VIEWING HIGHLY RECOMMENDED**.**

Page & Wells are delighted to bring to the market this rarely available six bedroom detached executive family home in a popular residential location close to all local amenities with accommodation appointed over three levels. The ground floor offers a spacious lounge, separate dining room, a further reception room, cloakroom, kitchen and utility room. The first floor features four bedrooms, the principal bedroom benefits from an en-suite shower room together with a family bathroom. There are two further bedrooms on the second floor. The double garage is currently divided into office space, utility & storage space. There is a driveway providing ample off road parking facilities & a beautifully presented garden to the rear. The property is situated a short walk away from Maidstone Hospital and Barming Primary School. Oakwood Park is also close by where there is a range of comprehensive secondary schools as well as the Boys Grammar School. EPC rating: awaited. Contact: PAGE & WELLS King Street office - 01622 756703.



GROUND FLOOR:

Front entrance door to ...

Spacious Entrance Hall

Staircase to first floor. Radiator.

Cloakroom

WC. Wash hand basin. Radiator.

Lounge: 19'7 x 11'1 (5.97m x 3.38m)

Feature Portuguese stone fireplace. Double glazed bay window to front. Radiator.

Dining Room: 12'4 x 10'2 (3.76m x 3.10m)

Double glazed window to rear. Radiator.

Family Room: 12'7 x 10'1 (3.84m x 3.07m)

Double glazed doors opening to the rear garden. Radiator.

Kitchen: 13'6 x 8'7 (4.11m x 2.62m)

A range of wall and base units with work surface over. Inset sink unit. Built in dishwasher. Space for fridge/freezer. Inset hob and built in oven.

Utility Room: 8'4 x 4'10 (2.54m x 1.47m)

Wall and base units with inset sink unit. Double glazed door to side.

FIRST FLOOR:

Bedroom 1: 15'8 x 11'2 (4.78m x 3.40m)

Double glazed window to rear. Built in wardrobe cupboards.

En-suite Shower Room

Tiled shower cubicle. Wash hand basin. WC. Radiator.

Bedroom 2: 14'10 x 10'3 (4.52m x 3.12m)

Double glazed window to rear. Radiator.

Bedroom 3: 11'1 x 7'11 (3.38m x 2.41m)

Double glazed window to front. Radiator.

Bedroom 4: 9'10 x 8'3 (3.00m x 2.51m)

Built in sliding wardrobe. Double glazed window to front. Radiator.

Bathroom

Panelled bath. Tiled shower cubicle. Wash hand basin. Radiator. Frosted double glazed window to side.

SECOND FLOOR:

Bedroom 5: 14'8 x 14'6 (4.47m x 4.42m)

Two velux windows. Built in wardrobes. Access to eaves storage. Radiator.

Bedroom 6: 14'7 x 11'6 (4.45m x 3.51m)

Velux window. Radiator.

EXTERNALLY:

There is a driveway providing ample off road parking facilities leading to a DOUBLE GARAGE. There is a beautifully presented garden to the rear which must be seen to be appreciated.

AGENT'S NOTE:

The double garage is currently divided into various sections to provide office space, further utility space & storage.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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