



Rorty Crankle Priory Close, East Farleigh, Maidstone, Kent, ME15 0EY
Price Guide £850,000 - £895,000



PRICE GUIDE : £850,000 - £895,000. The property is situated in a popular and quiet cul de sac setting in the heart of East Farleigh. This area lies about 3-miles from Maidstone town centre on the edge of the Medway Valley. The immediate area has excellent amenities, the county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a quite beautifully spacious and well presented four bedroom bungalow, which has been the subject of very considerable expenditure by our clients. The property has attractive white rendered and shiplap elevations under a tiled roof and benefits from gas fired central heating and double glazing. The layout of the accommodation provides an opportunity for a self contained annexe if required. The property enjoys good size beautifully landscaped gardens set within is a sizeable detached summerhouse. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: D
Council tax band: G
Tenure: Freehold



ENTRANCE PORCH

Entrance door to ...

Spacious Reception Hall

Amtico flooring. Staircase to first floor. Internal archway. Range of built in cupboards.

Luxury Cloakroom

Low-level WC. Wash hand basin in vanity unit with cupboards under. Further range of built in cupboards. Tiled flooring. Inset ceiling lighting.

Lounge:

A well proportioned principal room enjoying double aspect. Glazed double doors open to ...

Magnificent Kitchen/Dining Room

Extensive range of Onyx work surfaces with cupboards and drawers under. Butler sink. Built in Bosch double oven and grill. Further Stoves double oven and grill with induction hob and extractor fan over. Built in dishwasher and wine rack. Extensive range of wall cupboards. Amtico flooring. Double glazed window overlooking the rear garden. The DINING AREA has a dresser unit with granite work surface with glazed display cupboards, further cupboards and drawers. Door to garden. Door to ...

Conservatory

Double glazed door to garden. Insulated ceiling with LED lighting. Amtico flooring.

Utility Room

Onyx work surfaces with cupboards under. Plumbing and vent for washing machine and tumbler dryer. Range of wall cupboards. Double glazed window to the front elevation. Sink unit with cupboard under. Range of wall cupboards.

Inner Hallway

Bedroom 1

Double glazed patio doors opening to the garden. Door to ...

Luxury En-Suite Bathroom

Tiled panelled bath with side mounted mixer tap and shower attachment. Further shower unit with thermostatically controlled overhead and hand held shower. Fitted shower screen. Wash hand basin in vanity unit with cupboards under. Low-level WC. Wall unit with mirror fronted cupboards and further cupboards to the side. Tiled flooring. Tiled walls. Inset ceiling lighting. Communicating with ...

Cloakroom

Double glazed window to the rear elevation.

Bedroom 2

Double glazed window to the front elevation. Range of mirror fronted wardrobe cupboards.

Bedroom 3

Extensive range of built in wardrobe cupboards. Inset ceiling lighting. Double glazed window to the rear elevation.

Rear Hallway

Double glazed door to covered way.

Bedroom 4

Double aspect. Double glazed windows to front and side elevations. Range of built in wardrobe cupboards.

Shower Room

Low-level WC. Wash hand basin in vanity unit with drawers under. Shower unit with overhead and hand held shower. Fitted shower screen. Part tiled walls. Tiled flooring. Dimplex wall heater. Chrome heated towel rail. Double glazed window to the side elevation.

FIRST FLOOR:

A staircase leads from the reception hall to ...

Two Spacious Attic Rooms

Velux windows and built in cupboards.

Boiler cupboard concealing Vaillant gas fired boiler providing central heating and domestic hot water.

Cloakroom

Low-level WC. Wash hand basin. Velux window.

EXTERNALLY:

The property enjoys very extensive frontage to Priory Close. A tarmac driveway leads to the property providing extensive parking. The driveway widens and continues to the side of the property through double gates to a further extensive parking area.

Detached Garage

Electronically operated up and over door. Light and power.

GARDENS:

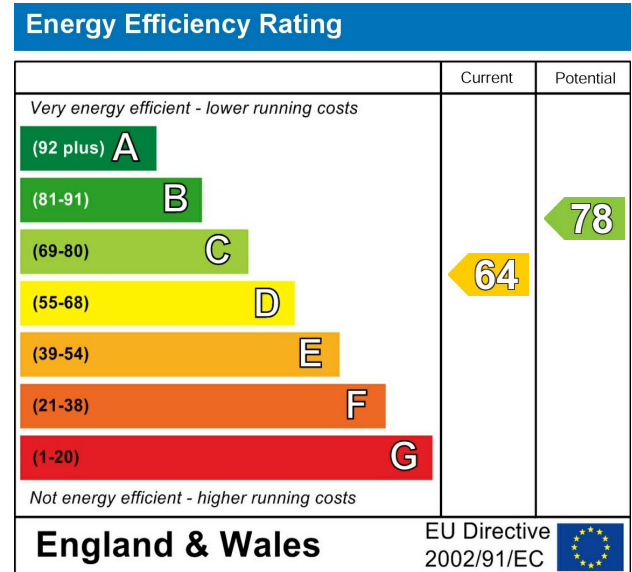
The gardens are a lovely feature to the property. The front garden is laid to lawn. A delightful side garden is enclosed with extensive paviour with pergola. Attractive rockery and flower borders. The rear garden is of good size and enjoys considerable privacy. Extensive terracing with a further decked terrace with covered pergola. Set within the gardens is a DETACHED SUMMERHOUSE which is insulated with power and light.

VIEWING

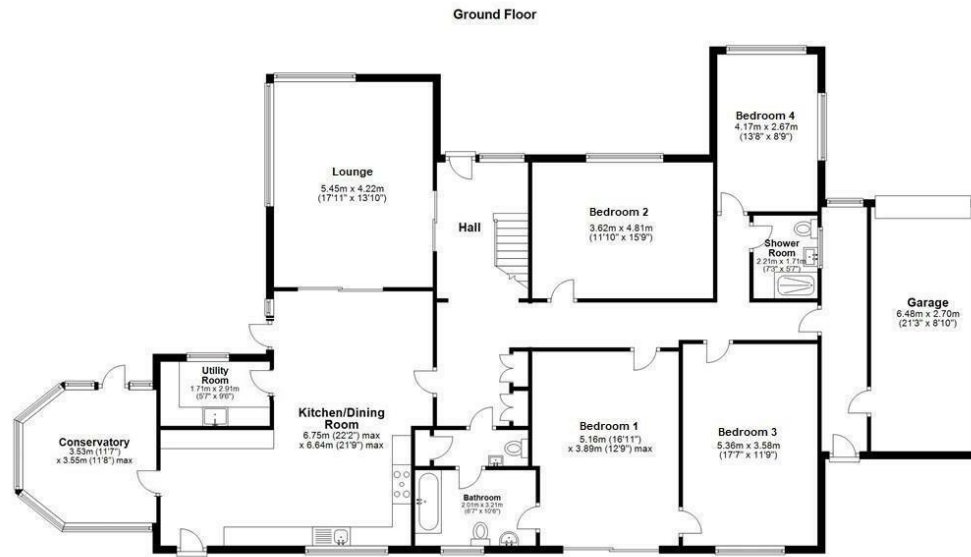
Viewing strictly by arrangements with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed towards Barming. Turn left into Farleigh Lane, over the River Medway and up Station Hill to the junction. Turn left into Lower Road. Continue on for some distance before turning left into Priory Close where the bungalow will be found on the right hand side.



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Total area: approx. 279.2 sq. metres (3005.7 sq. feet)

