



**25 Bedgebury Close, Maidstone, ME14 5QZ**  
**Guide Price £400,000- £425,000**

**\*\* GUIDE PRICE: £400,000 - £425,000 \*\***

The property is situated on the very popular Vinters Park residential development in a lovely position. The area is well served with excellent local amenities. The town centre itself is about three quarters of a mile distant, providing a wide range of shopping, educational and social facilities. There are first class schools close by and also easy access to the M20 motorway.

The property comprises a beautifully presented extended three bedroom semi-detached family house offering very spacious living accommodation. The house benefits from double glazing and gas fired central heating and an internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street Office 01622 756703.

EPC Rating: D  
Council Tax Band: D  
Tenure: Freehold



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ....

### Entrance Hall

Laminate flooring.

### Cloakroom

Low level WC. Wash hand basin.

### Utility/Study 16'7 x 7'7 (5.05m x 2.31m)

Double glazed window to front elevation.

### Dining Room 19'5 x 13'2 (5.92m x 4.01m)

Staircase to first floor. Inset ceiling lighting. Laminate flooring. Part glazed double doors opening through to the lounge.

### Lounge 16'3 x 14' (4.95m x 4.27m)

Central ornamental fireplace. Laminate flooring. Double glazed double doors opening to garden.

### Kitchen 10'4 x 7'10 (3.15m x 2.39m)

Excellent range of work surfaces with cupboards and drawers beneath. Lamona oven and microwave. Integrated fridge/freezer. 4-ring gas hob with extractor fan over. Inset one and a half bowl sink unit with mixer tap. Cupboards under. Range of wall cupboards. Integrated dishwasher. Part tiled walls. Inset ceiling lighting. Double glazed window to front elevation.

## First Floor:

### Landing

Access to insulated loft space with loft ladder. Storage cupboard. Airing cupboard with hot water tank. Cupboard concealing Vaillant gas fired boiler serving central heating and domestic hot water.

### Bedroom One 11'4 x 10'11 (3.45m x 3.33m)

Double glazed window to rear elevation. Excellent range of built-in wardrobe cupboards.

### Bedroom Two 11'3 x 11'2 (3.43m x 3.40m)

Double glazed window to rear elevation. Excellent range of built-in wardrobe cupboards.

### Bedroom Three 8'3 x 7'2 (2.51m x 2.18m)

Double glazed window to rear elevation.

### Family Bathroom

Panelled bath. Thermostatically controlled shower. Fitted shower screen. Low level WC. Wash hand basin in vanity unit with drawers beneath. Shaver point. Inset ceiling lighting. Tiled walls. Tiled flooring. Double glazed window to rear elevation.

## EXTERNALLY

An extensive brick paviour forecourt provides excellent parking. A side access leads to the rear garden which extends in depth to approximately 30'. The garden is

enclosed with a paved terrace and area of lawn with well-stocked flower borders. Set within the garden is a greenhouse.


## VIEWING

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

## DIRECTIONS

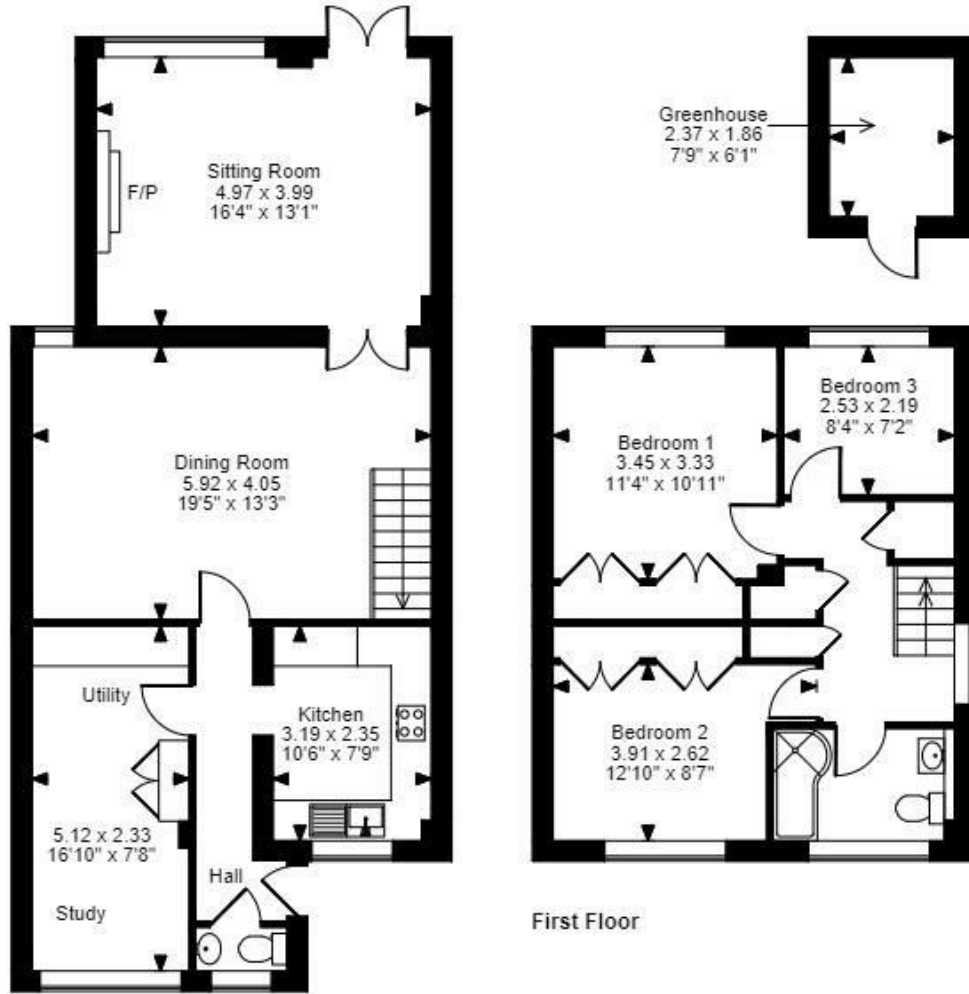
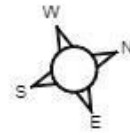
Leave Maidstone on the A249 Sittingbourne Road. Turn right into Hampton Road. Continue round before turning right into Bedgebury Close.

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | 77  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | 57                         |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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Bedgebury Close, Maidstone, Kent  
 Approximate Gross Internal Area  
 Main House = 1237 Sq Ft/115 Sq M  
 Greenhouse = 47 Sq Ft/4 Sq M  
 Total = 1284 Sq Ft/119 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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