



Trellyn Close, Maidstone, Kent, ME16 9EF

Price £575,000

A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED 'GOUGH COOPER' HOUSE WITH DETACHED SELF-CONTAINED ONE BEDROOM ANNEXE SITUATED IN A SOUGHT AFTER CUL DE SAC LOCATION IN BARMING\*\*

Page & Wells are delighted to bring to the market this spacious and exceptionally well-presented three-bedroom family home. The ground floor features an entrance hall, a light and airy sitting room and a modern, open plan kitchen/dining room with patio doors opening to the rear garden. The first floor comprises three bedrooms and a modern shower room.

There is a driveway to the front of the property providing parking for several vehicles. Side access leads to the rear garden via double gates. The garden is enclosed with a large patio and raised lawned area. Additionally, the property benefits from a detached self-contained annexe with bedroom, shower room and kitchen/sitting room. An internal viewing is highly recommended. Contact: PAGE & WELLS King Street Office: 01622 756703. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



## KEY FEATURES

- 3 bedrooms
- Modern shower room
- Light and airy sitting room
- Beautiful modern kitchen with dining area
- Side access to enclosed rear garden
- Detached self-contained annexe
- Drive way for multiple cars
- Outside storage/utility area

## ACCOMMODATION

### Ground Floor:

Enclosed Entrance Porch

Entrance Hall

Sitting Room

Kitchen/Dining Room

### First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

## EXTERNALLY

The enclosed rear garden comprises large patio area with steps leading to the DETACHED SELF-CONTAINED ANNEXE. Raised lawned area with flower borders.

## ANNEXE

Kitchen/Sitting Room

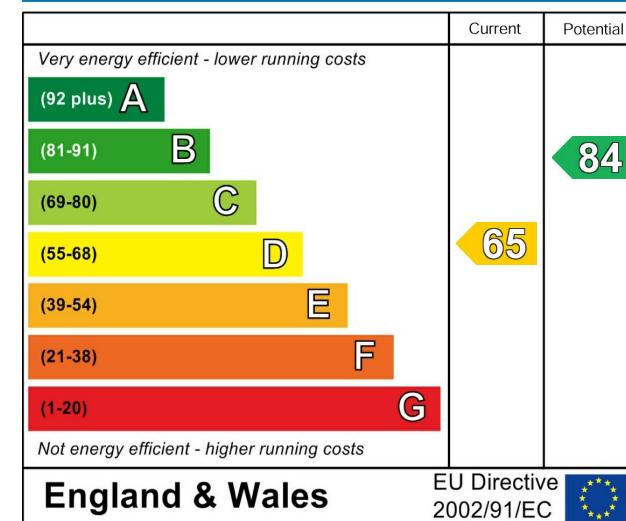
Bedroom

Shower Room

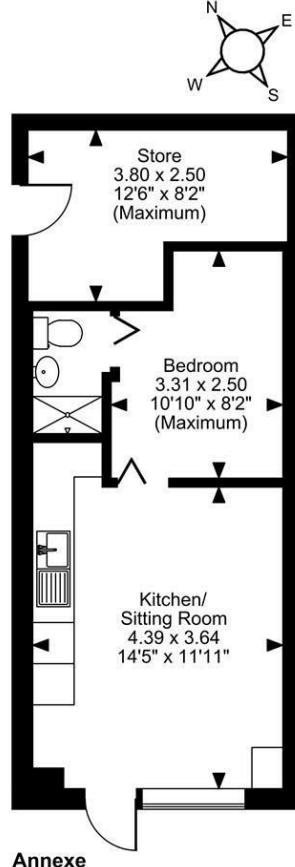
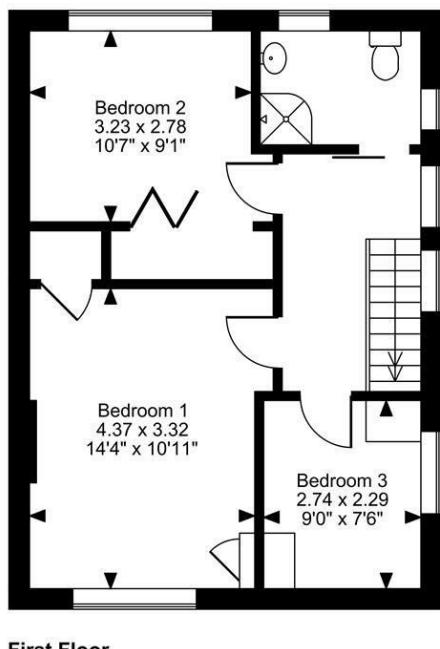
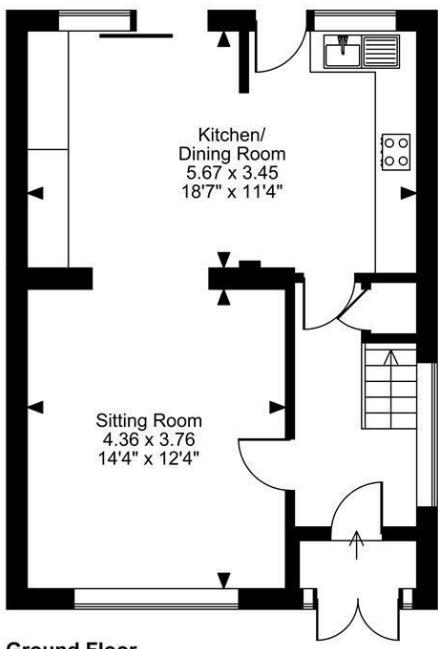
## VIEWING

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

## Energy Efficiency Rating



**Trellyn Close, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 988 Sq Ft/92 Sq M**  
**Store = 85 Sq Ft/8 Sq M**  
**Annexe = 286 Sq Ft/27 Sq M**  
**Total = 1359 Sq Ft/127 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
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