



9 Cricketers Way
Coxheath, Maidstone
ME17 4FG
Price £375,000

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Description

A delightfully presented semi detached family house in excess of 900sq ft and located on this sought after development with far reaching views within walking distance of the Village centre. South facing low maintenance rear garden, fully fenced and pleasantly secluded. Two adjacent allocated parking spaces. Highly recommended.

Location

Conveniently located in the Village with it's good selection of local shops and supermarket, Village Hall, Library, Infant and Junior school and two Doctors surgeries, Pharmacy and Post Office and the Village is surrounded by areas of outstanding landscaped character and high quality agricultural land, separated from the local villages of East Farleigh, Hunton, Linton and Loose by fields and woodland and there is a network of footpaths connecting the local Villages. There are regular bus services to Maidstone, some five miles distant, offering a more comprehensive selection of amenities including two museums, theatre, County Library, multi-screen Cinema and a wider selection of schools and college for older children.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

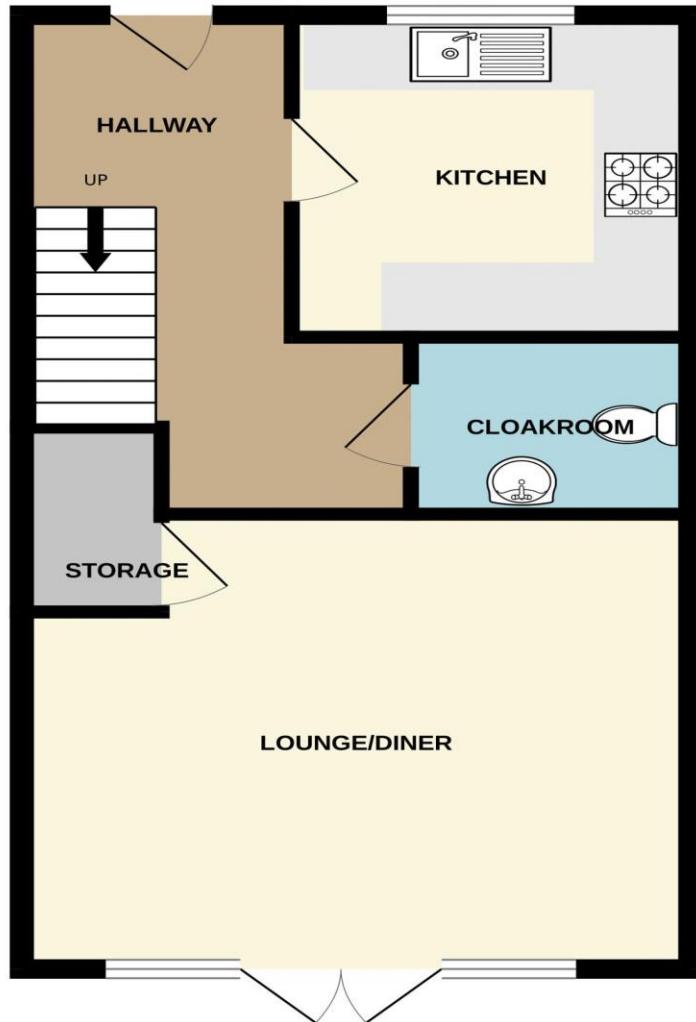
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



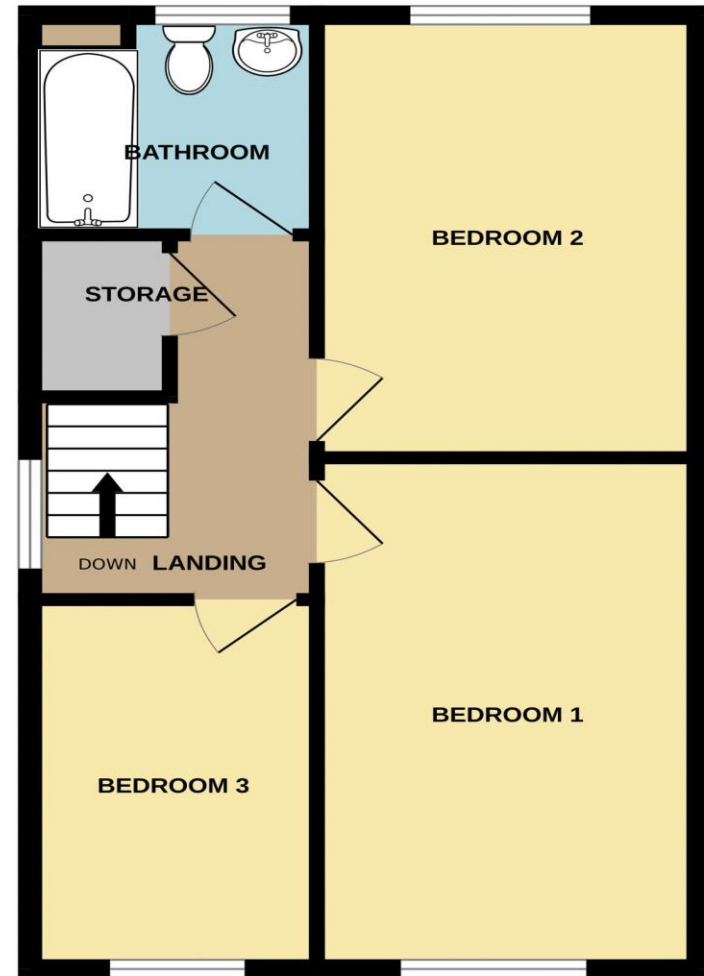
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:
9 Cricketers Way, Cotham, Exeter, Devon, EX17 4FG

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE CANOPY

Half glazed composite entrance door with chrome furniture.

ENTRANCE HALL *15' 1" x 6' 7" (4.59m x 2.01m)*

Radiator with decorative cover, staircase to first floor with timber balustrade.

CLOAKROOM *6' 10" x 4' 10" (2.08m x 1.47m)*

White suite, wash hand basin, mixer tap, wc, vinyl flooring, tiled splashbacks, radiator. Extractor fan.

KITCHEN *9' 9" x 9' 3" (2.97m x 2.82m)*

Comprehensively fitted with units, high gloss door and drawer fronts, stainless steel fittings, complimenting working surfaces and upstand. Stainless steel sink, four burner gas hob, extractor hood above, oven beneath. Myson kick heater, space for washing machine and tumble dryer, laminate flooring, cupboard housing Potterton gas fired boiler, window to front with blind. Pleasant open outlook. Concealed lighting.

LOUNGE / DINING ROOM *16' 2" x 13' 9" (4.92m x 4.19m)*

Deep understairs storage cupboard, double casement doors and windows overlooking rear garden, southern aspect, radiator.

ON THE FIRST FLOOR

LANDING

Radiator, window to side with blind, over stairs storage cupboard, timber balustrade. Access to roof space.

BEDROOM 1 *15' 5" x 9' 0" (4.70m x 2.74m)*

Window overlooking rear garden, blind, southern aspect, radiator.

BEDROOM 2 *13' 5" x 9' 0" (4.09m x 2.74m)*

Window to front, distant views, radiator.

BEDROOM 3 *11' 1" x 6' 10" (3.38m x 2.08m)*

Window overlooking rear garden, southern aspect, radiator.

BATHROOM

White suite, panelled bath, with separate thermostatic shower over, glass shower screen, pedestal hand basin, low level wc, vinyl flooring, chromium plated heated towel rail, window with blind.

OUTSIDE

To the front of the property there is a wide paved pathway with boxed hedge, shrub beds with cambark, side pedestrian access, two allocated parking spaces adjacent to the front garden. The rear garden extends to 36ft, paved patio area adjacent to house with artificial grass area, fully fenced, southern aspect, timber garden shed.

Directions

From Maidstone head south-west on Loose Rd/A229 towards Cripple Street, continue to follow A229, turn right onto Heath Road and then the first right onto Murdoch Chase, take the third turning on the left into Cricketers Way, stay on Cricketers Way and take the second left and the property will be found at the end of the road.



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