



59 Marston Drive
Maidstone
ME14 5NE
OIRO £480,000

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Marston Drive
Maidstone
ME14 5NE**



Description

A totally exceptional semi-detached family house benefitting from a substantial ground and first floor extension creating the well planned light and airy accommodation we find today. The property has been subject to extensive refurbishment to a particularly high standard. Arranged on two floors extending to just under 1400sq'. With new gas fired central heating, UPVC double glazed windows, re-wiring and photo voltaic cells with a feed in tariff creating low running costs. With the refurbishment has come continuous walnut laminate flooring, re-plastered walls and ceiling with recessed low voltage lighting and an exceptional kitchen with integrated appliances together with a sumptuously fitted bathroom and shower room. Occupying an enviable position at the end of Marston Drive adjacent to a grassed wooded area with a driveway providing parking for several vehicles leading to the garage. 50ft rear garden enjoying a pleasant degree of seclusion and a western aspect.

Location

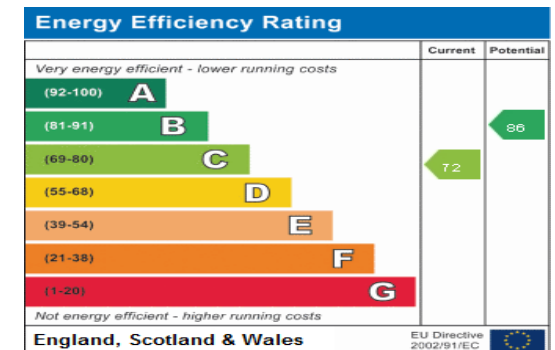
The Vinters Park development is particularly sought after and the property occupies a quiet cul-de-sac position on the fringe of the development. There are local shops which provide for everyday needs, community centre and the adjacent Vinters Valley Nature Reserve with it's 8 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools catering for infants, juniors and seniors. Maidstone town centre is approximately 1/2 mile distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

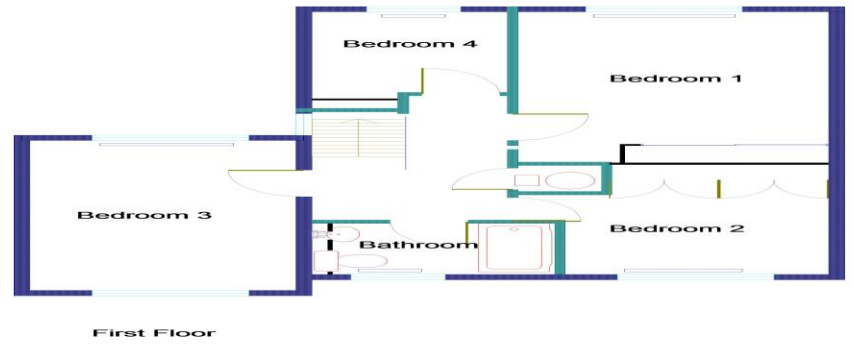
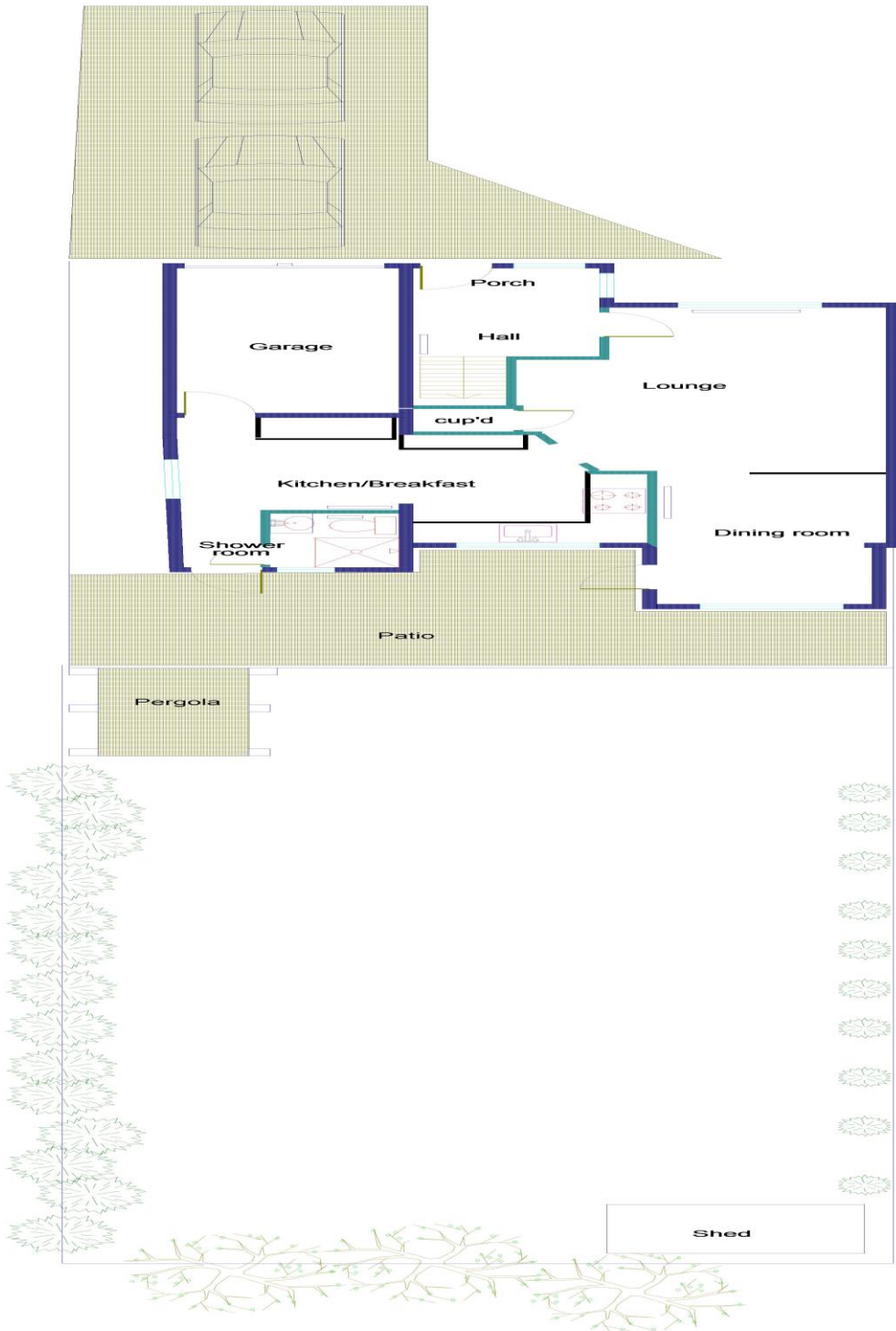
Council Tax Band

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VIEWINGS STRICTLY BY APPOINTMENT

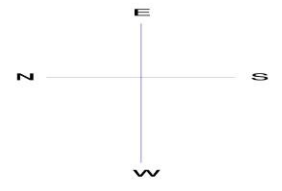
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.





50'

N.B:Not to scale, for guidance only.



Floor area 1352 sq' approximately.

ON THE GROUND FLOOR

SPACIOUS ENTRANCE HALL

Half glazed composite entrance door. Outside light. Staircase to first floor. Radiator.

THROUGH LOUNGE/DINING ROOM 30' 0" x 12' 0"
(narrowing to 7'9 in dining area) (9.14m x 3.65m)

Lounge Area 17'6 x 12'7 Recessed low voltage lighting. Radiator. Integrated storage cupboards. Picture window to front affording an eastern aspect. Vertical blinds. Dining Area 12'9 x 7'9 - Vertical radiator. Picture window and casement door overlooking rear garden. Western aspect.

KITCHEN/BREAKFAST ROOM 17' 9" x 9' 10"
(5.41m x 2.99m)

Delightfully fitted with a contemporary range of units having granite effect working surfaces with veined marble effect splashbacks. Acrylic sink with chromium mixer. Ceramic hob with concealed extractor hood above. Pan drawers beneath. Integrated eye level oven, microwave, dishwasher and washing machine. Fridge freezer. Window overlooking rear garden. Further window to side. Double radiator. Recessed low voltage lighting. Return door to garage.

REAR LOBBY

Glazed door to garden.

SHOWER ROOM

Beautifully fitted with a contemporary range of white suite with chromium furniture, contrasting ceramics featuring metro tiling. Wash hand basin with mixer tap. Shower cubicle with thermostatic control. Low level close coupled W.C Vertical radiator. Window to rear. Extractor. Low voltage lighting. Ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Window to side. Stainless steel and plate glass contemporary ballustrade. Continuous walnut laminate flooring. Built in linen cupboard access to roof space.

BEDROOM 1 12' 9" x 9' 7" (3.88m x 2.92m)

Large double built in wardrobe cupboard. Oriental style sliding doors. Picture window to front. Pleasant open outlook. Eastern aspect. Radiator.

BEDROOM 2 9' 5" x 8' 10" (2.87m x 2.69m)

Two double built in wardrobe cupboards. Picture window to rear. Western aspect. Radiator.

BEDROOM 3 14' 2" x 9' 2" (4.31m x 2.79m)

Double aspect windows. East and Western outlooks. Radiator.

BEDROOM 4 9' 9" x 6' 3" (2.97m x 1.90m)

Study recess with work station. Window to front - eastern aspect. Radiator.

BATHROOM

Beautifully fitted white contemporary suite. Chromium plated fittings. Extensive range of integrated storage cupboards and drawers with display shelving. Contrasting ceramic tiling featuring slate effect tiles. Contemporary radiator. Window to rear. Panelled bath with side mixer tap. Separate shower over. Wash hand basin with pillared mixer tap. Low level W.C with concealed cistern.

OUTSIDE

The property stands amidst an attractive plot at the end of Marston Drive. With an impregnated driveway with space for two vehicles leading to an integral garage 16'9 x 8' with electric light and power. Up and over entry door. Front garden laid to lawn. Side pedestrian access. Raised border. The rear garden extends to appx 50' with a width of approx 35'. Paved patio area adjacent to house with steps leading to raised terrace, paved with pergola and grapevine. Fenced and hedged borders. Lawn, shrubs providing all year round colour including Rhododendron, variegated holly and laurels.

Directions

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, continuing on into Maidstone taking the fourth turning on the left into Claremont Road. At the end of Claremont Road, turn left into Marston Drive, the property will be found at the end of the road on the left hand side.



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