



Garden Cottage Kirkdale Road
Loose, Maidstone
ME15 9SG

Guide Price £725,000 - £750,000

**Garden Cottage
Kirkdale Road
Loose
Maidstone
ME15 9SG**



GROUND FLOOR
1428 sq.ft. (132.7 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 2090 sq.ft. (194.2 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 HALL

Attractive entrance door. Outside light. Door to inner hallway with staircase to first floor.

CLOAKROOM

White contemporary suite. Integrated storage cupboards. Heated towel rail.

LOUNGE 14' 6" x 13' 2" (4.42m x 4.01m)

Attractive natural brick fireplace with heavy bressummer beam. Exposed wall and ceiling beams. Double aspect windows featuring a bay. Double radiator. Folding doors to shelved library!

OFFICE 12' 3" x 9' 0" (3.73m x 2.74m)

Two windows to front. Range of built-in storage cupboards.

DINING ROOM 14' 9" x 12' 9" (4.49m x 3.88m)

Radiator. serving hatch. Window to side. Patio doors to:

CONSERVATORY 12' 7" x 11' 7" (3.83m x 3.53m)

Overlooking rear garden with double casement doors.

KITCHEN 12' 2" x 9' 2" (3.71m x 2.79m)

With units having natural wood door and drawer fronts with Granite working surfaces. One and half bowl sink. Four burner gas hob. Eyelevel oven. Integrated dishwasher and fridge/freezer. Breakfast bar. Window overlooking rear garden.

UTILITY ROOM 14' 6" x 7' 11" (4.42m x 2.41m)

Range of wood grain finish door and drawer fronts. Stainless steel sink. Ceramic tiled floor. Window and door to garden. Door to:

DOUBLE GARAGE

With roller shutter door.

ON THE FIRST FLOOR

LANDING

BEDROOM 1 13' 2" x 11' 2" (4.01m x 3.40m)

Window. Range of built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. Low level W.C.

BEDROOM 2 12' 8" x 11' 10" (3.86m x 3.60m)

Double aspect windows. Walk-in dressing room.

BEDROOM 3 13' 6" x 9' 2" (4.11m x 2.79m)

Wash hand basin. Built-in cupboard. Window.

BEDROOM 4 7' 6" x 6' 10" (2.28m x 2.08m)

Window.

BATHROOM

White suite with gold plated fittings. Bath with mixer tap and hand shower. Separate shower cubicle. Pedestal wash hand basin. Low level W.C. Gold plated towel rail. Window.

OUTSIDE

To the front of the property is an extensive brick paviour driveway with parking for several vehicles. Front garden with shrubs and picket fencing. The property stands in just over a quarter of an acre with rockery bed adjacent to house. Extensive lawns well stocked with shrubs and fruit trees. Trellis and vegetable section. Within the rear garden there is a wide selection of garden sheds and workshops with useful covered areas.

Directions

From Maidstone leave via Stone Street, travelling south, a continuation of which is the Loose Road, at the Wheatsheaf traffic lights, bear right following signs to Loose. Continue for some distance turning right in Lancett Lane, at the end of the road turn left into Kirkdale and the property will be found a short distance along on the right as indicated by our signboard.



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