



32 The Farrows
Maidstone
ME15 9ZJ

Offers in the Region of £550,000

**32
The Farrows
Maidstone
ME15 9ZJ**



Description

Stunning five double bedroom extended house located in a quiet cul de sac with a pleasant outlook over a green, in a sought after development in the village of Loose. Close to local amenities and popular primary school with many delightful walks in areas of outstanding natural beauty. The property was built in 2012 and features downstairs cloakroom, lounge diner, 24'x10' family room with log burner, comprehensively refitted kitchen, utility room and storage room (converted garage) to the ground floor. The second floor has principal bedroom with en-suite family bathroom and two further bedrooms. On the third floor there are two further double bedrooms and a spacious landing suitable as a study/home working area. The bathrooms have been replaced in the last year. Allocated parking to the rear. Benefitting from gas fired central heating with solar panel for heating hot water and UPVC double glazed windows & doors resulting in a low energy grade rating 'C'. Beautifully presented throughout, this is a house you can move straight into without having anything to do. Your early inspection is highly recommended.

Location

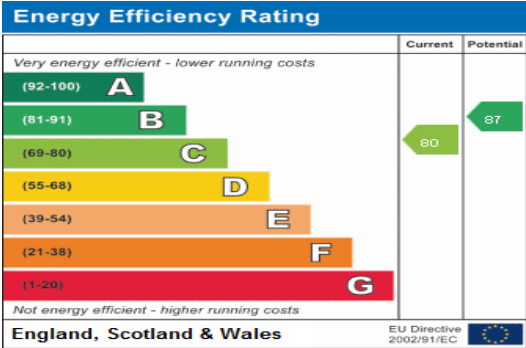
The picturesque village of Loose within a 1/4 of a mile and is steep in history with a fine array of period property, stream, church and gastro pub. Loose infant and junior school is equally close by has an excellent reputation. Maidstone town centre is some 1 1/2 miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park to the east of the county town has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

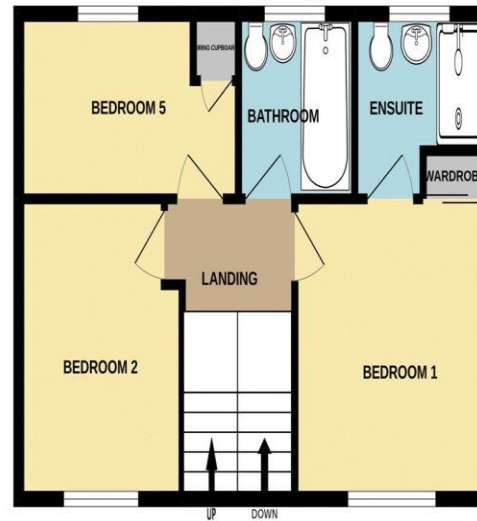
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



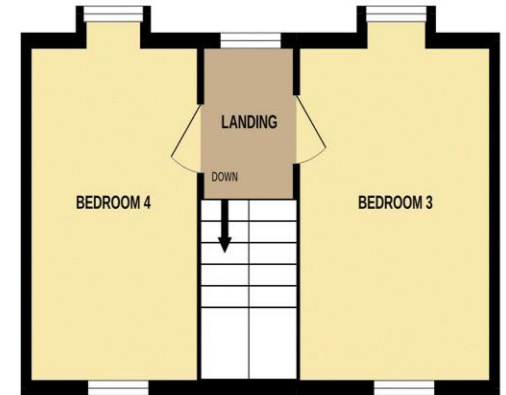
GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



5 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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.

Made with Metropix ©2022



CANOPIED ENTRANCE PORCH

Composite entrance door with glazed panel.

HALLWAY

Laminate flooring. Stairs to first floor with cupboard under. Double radiator.

CLOAKROOM

Low level W.C. Hung wash hand basin with mixer tap, quartz style worktop and cupboards under. Chromium heated towel rail. Extractor fan. Modern consumer unit.

LOUNGE DINER 17' 8" x 10' 10" (5.38m x 3.30m)

Window to front with pleasant outlook onto a green. Laminate flooring. Double radiator, double casement doors to family room.

KITCHEN 17' 8" x 9' 6" (5.38m x 2.89m)

Refitted kitchen with a range of high and low level units having cream shaker style door and drawer fronts and glazed display units. Deep pan drawers, curved corner units and dresser style unit. Under cupboard lighting, woodblock working surfaces and mosaic marble tiled splash backs. White porcelain sink with mixer tap and water softener. AEG double ovens, AEG four burner induction hob with concealed extractor hood above. American style fridge freezer and integrated Zanussi dishwasher. Cupboard housing Worcester gas fired boiler (installed December 2021) supplying central heating and hot water throughout. Window to front overlooking green. Upright pillared radiator. Laminate flooring, recessed downlighters. Half glazed door to:-

UTILITY ROOM 12' 10" x 9' 1" (3.91m x 2.77m)

Spacious area with high and low level units, Butler sink with mixer tap. Plumbing for washing machines and ample space of numerous other appliances. Recessed downlighters, tiled floor and door to:-

STORAGE AREA 9' 1" x 4' 6" (2.77m x 1.37m)

Power and roller garage door leading to allocated parking space.

FAMILY ROOM 24' 0" x 10' 0" (7.31m x 3.05m)

Stunning family room with no expense spared. Feature wood burning stove with split faced tile wall and raised hearth. Recessed downlighters, skylight windows and windows overlooking the garden enjoying a southern aspect. Double UPVC casement doors leading onto garden. Laminate flooring.

ON THE FIRST FLOOR

LANDING

Stairs to first floor. Carpet.

PRINCIPAL BEDROOM 11' 0" x 10' 6" (3.35m x 3.20m)

Window to rear with southern aspect. Built in wardrobe with mirrored sliding doors. Double radiator. Laminate flooring.

EN-SUITE

Recently fitted contemporary suite comprising double shower cubicle with glass sliding door, aqua boarding to walls & Grohe thermostatically controlled shower. Fitted storage units with hung wash hand basin, mixer tap and high gloss work surface. Low level W.C with concealed cistern. chromium plated

heated towel rail. Extractor fan. Glass display shelves, window to front. Tiled floor.

BEDROOM 2 11' 0" x 9' 0" (3.35m x 2.74m)

Window to rear, southern aspect. Double radiator. Laminate flooring.

BEDROOM 5 12' 0" x 6' 9" (3.65m x 2.06m)

Window to front. Double radiator. Laminate flooring. Built in cupboard with fully pressurised water system and cylinder.

FAMILY BATHROOM

Recently refitted comprising panelled bath with Grohe thermostatically controlled shower over and glass screen. Aqua boarding to the walls. Wash hand basin with mixer tap and cupboards under. Mosaic tiled walls to half height & matching deep window sill. Low level W.C. Chromium plated heated towel rail. Wall mounted mirrors. Window to front. Extractor fan. Tiled floor.

ON THE SECOND FLOOR

SPACIOUS LANDING

Suitable for use as a study/home working. Timber balustrade. Velux windows to front & rear. Carpet. Double radiator.

BEDROOM 3 12' 8" x 10' 10" (3.86m x 3.30m)

Window to front & Velux to rear. Double radiator. Laminate flooring. Eaves storage cupboard.

BEDROOM 4 12' 8" x 9' 6" (3.86m x 2.89m)

Window to front & Velux window to rear. Double radiator. Laminate flooring. Access to roof space.



OUTSIDE

To the front of the property there is a small garden area with artificial grass and white boundary fencing. The rear garden is 'L' shaped enjoying a southern aspect with Indian sandstone patio adjacent to the house and shrub borders. Artificial lawn and just replaced boundary fences and double gates providing vehicular access for additional parking. Outside water tap and timber garden shed.

Directions

From Maidstone leave via Stone Street a continuation of which is the Loose Road, A249. At The Wheatsheaf public house and traffic lights bear right, continuing along The Loose Road heading towards Hastings. Turn left immediately beyond the fire station into The Farrows, the property being found at the end of the road on the border of the small green.





SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

