



17 Ellenswood Close
Downswood, Maidstone
ME15 8SG

Guide Price £325,000 to £350,000

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Description

Tucked away in a quiet and sought-after cul-de-sac, this nicely presented three-bedroom semi-detached home offers a perfect blend of comfort, style, and convenience – ideal for families, first-time buyers or professionals alike.

Step inside to discover a well-decorated interior, featuring a modern kitchen and contemporary bathroom, designed for easy, everyday living.

Outside, a private driveway provides parking for two vehicles, while a detached garage has been thoughtfully converted – offering a practical storage area at the front and a versatile room to the rear, ideal for use as a home office, studio, or gym. The property also boasts an electric vehicle charging point.

Located within close proximity to excellent local amenities and highly regarded schools, this home ticks all the boxes for location and lifestyle.

Don't miss your chance to view this fantastic home – early viewing is highly recommended!

Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with pharmacy and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex 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
D

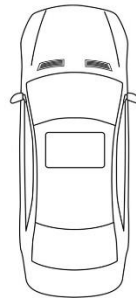
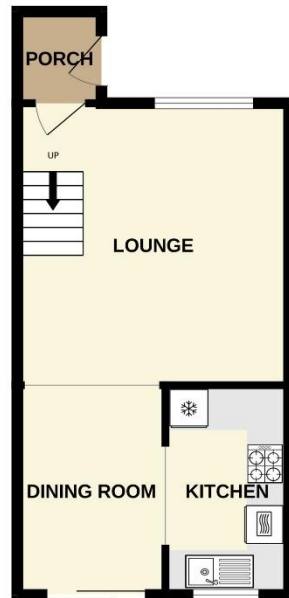
VIEWINGS STRICTLY BY APPOINTMENT

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

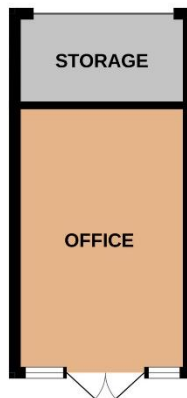
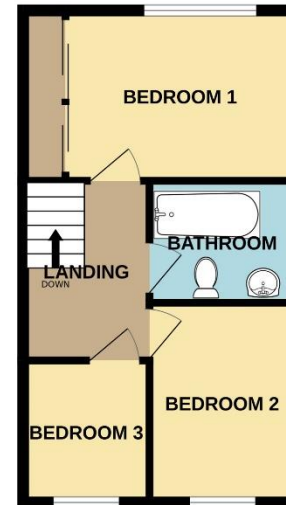


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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

Composite entrance door with glazed panels, grey wood laminate flooring, cupboard housing service meters. Open to:

LOUNGE 14' 3" x 13' 8" (4.34m x 4.16m)

Continuous grey wood laminate flooring, staircase to first floor with open tread stairs, timber balustrade and newel post, understairs recess, radiator, window to front. Wide opening to:

DINING ROOM 10' 6" x 7' 2" (3.20m x 2.18m)

Continuous grey wood laminate flooring, radiator with decorative cover, glazed sliding doors to the rear garden, wide opening to:

KITCHEN 10' 6" x 6' 2" (3.20m x 1.88m)

Comprehensive range of high and low level units with grey high gloss door and drawer fronts, metro tiling splashbacks, complimenting quartz effect working surfaces, integrated oven, four burner gas hob with extractor hood above, one and a half bowl acrylic sink with mixer tap and drainer, space for fridge freezer, plumbing for washing machine, low voltage recessed lighting, window overlooking rear garden, continuous grey wood laminate flooring.

ON THE FIRST FLOOR

LANDING

Continuous grey wood laminate flooring, access to roof space, timber balustrade.

BEDROOM 1 13' 8" x 8' 6" (4.16m x 2.59m)

Continuous grey wood laminate flooring, window to front with deep sill, built-in wardrobes with mirrored sliding doors, radiator.

BEDROOM 2 9' 7" x 7' 4" (2.92m x 2.23m)

Continuous grey wood laminate flooring, radiator, window overlooking rear garden.

BEDROOM 3 7' 6" x 6' 8" (2.28m x 2.03m)

Continuous grey wood laminate flooring, radiator, window overlooking rear garden.

BATHROOM

White suite with chrome fittings, low level WC, wash hand basin with mixer tap, panelled bath with shower over and glass shower screen, fully tiled walls, tile effect vinyl flooring, window to side, low voltage recessed lighting and extractor fan.

OUTSIDE

To the front of the property is a lawned area, driveway for 2 vehicles, access to detached garage via up and over entry door, side pedestrian gate to the rear garden, electric vehicle charger point and outside lighting.

The rear garden has a paved patio adjacent to the house, shallow steps down to artificial lawned area, outside lighting, fully fenced boundaries, pedestrian door to garage room which has great potential to become a home office.

DETACHED GARAGE

The garage has been split into two parts, as follows: Garage store measuring 4' by 9' with an up and over entry door and electric, light and power.

The rear portion of the garage is currently being used as a garden room with fantastic potential to be used as a home office. Measuring 11'6 by 8'6 with electric, light and power, double casement doors with side panels from the garden and grey laminate flooring.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road turn right taking the second turning on the left into Spot Lane, continue for some distance continuing on into Mallards Way, at the roundabout take the second exit into Deringwood Drive, then turn left into Church Road and Ellenswood Close is the first turning on the right, please continue along the close and the property will be found on the right hand side.



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