



14 Frigenti Place
, Maidstone
ME14 5GJ

Guide Price £400,000 - £425,000

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Frigenti Place
Maidstone
ME14 5GJ**

Exceptional spacious end of terrace town house.



Description

Exceptional spacious end of terrace town house, forming part of this most attractive Mews in this secluded cul-de-sac.

Conveniently placed within 1/2 mile of the town centre. The accommodation features a superbly fitted kitchen/dining/family room, first floor lounge, Principal bedroom with en-suite, guest bedroom with en-suite and two further bedrooms, totalling four, downstairs cloakroom, garage and parking for 3 vehicles.

The property was built by Simon Wright Homes to this most pleasing design of cavity brick construction beneath an interlocking concrete tiled roof. Featuring large dramatic windows to the front elevation.

The accommodation is well presented, arranged on three floors extending in all 1639 square feet, with the added benefit of gas fired central heating by radiators and UPVC framed double glazing. We have no hesitation in recommending your early inspection.

Location

Situated on this small prestigious development of similarly attractive properties, conveniently placed in this quiet cul-de-sac within ½ mile of the town centre, which has an excellent selection of shops at Fremfils Walk and The Mall, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London.

Educationally the area is well served with the local Eastborough, Valley Park, Invicta Grammar School, Maidstone Grammar School, Maidstone Grammar School for Girls and Oakwood Park catering for infants, juniors and seniors.

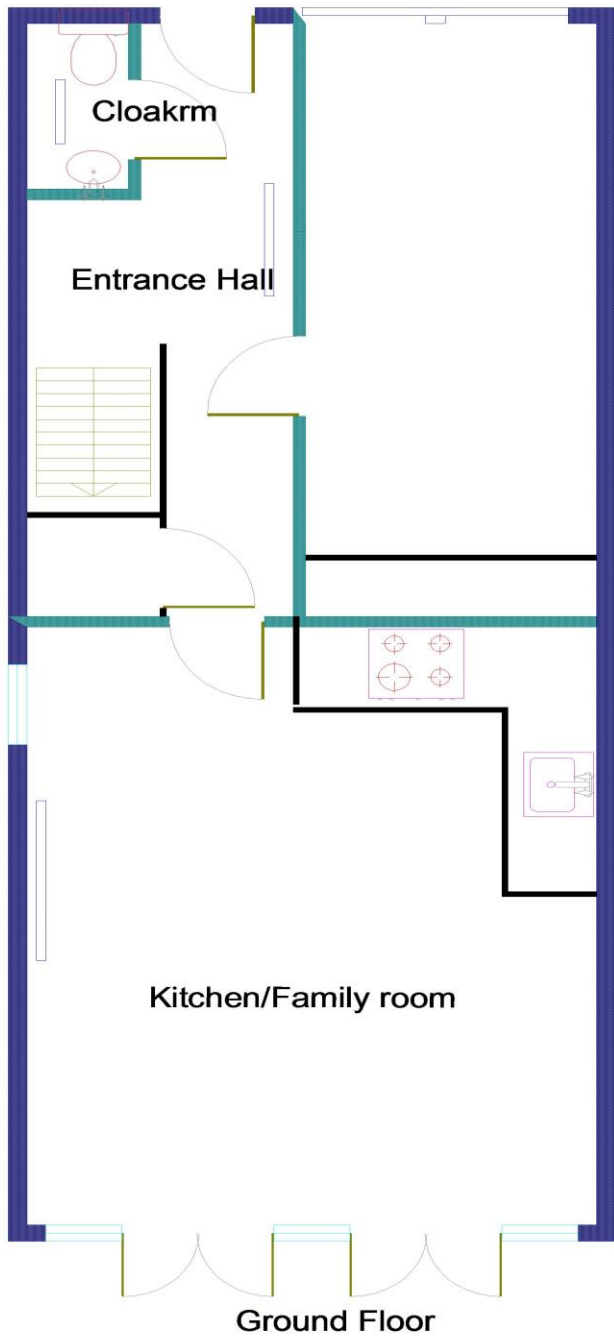
Mote Park is within a ¼ mile and offers 450 acres, boating lake leisure centre and municipal swimming pool.

The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

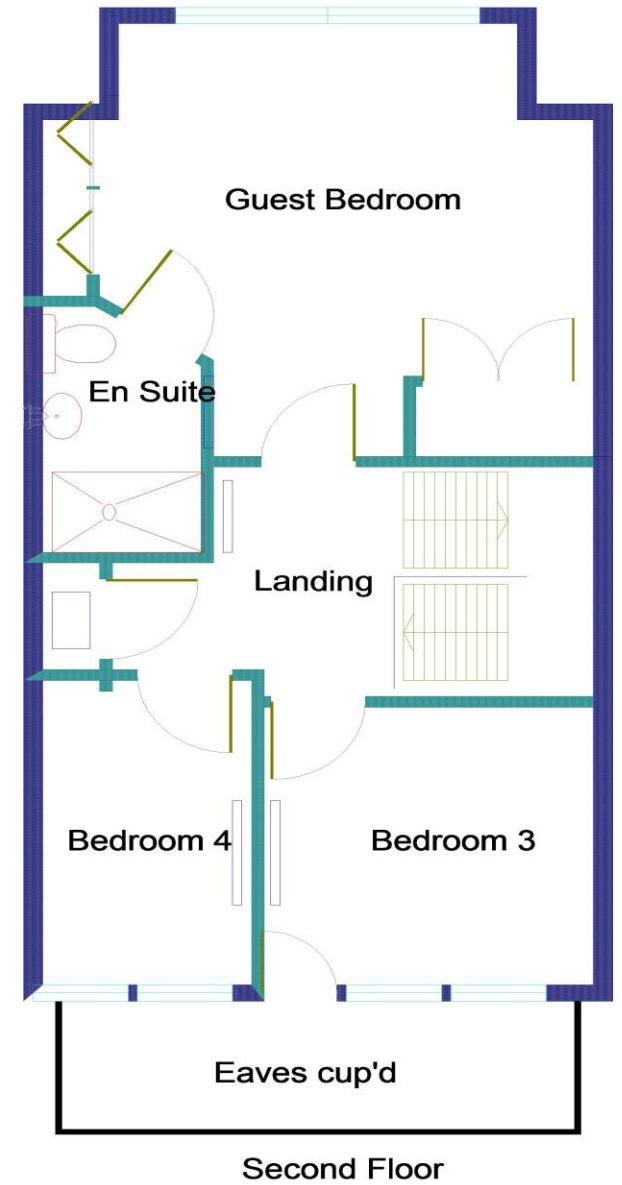
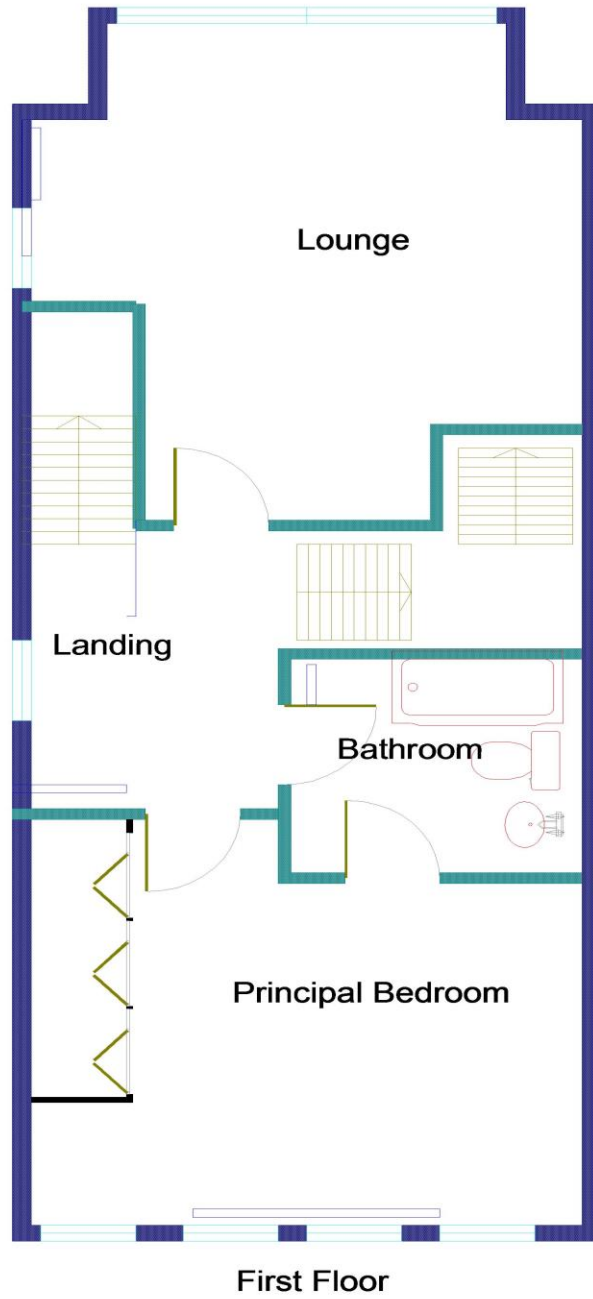
VIEWINGS STRICTLY BY APPOINTMENT

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





Floor area 1639 Sq' approximately.



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



ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light. Partly glazed entrance door.

ENTRANCE HALL

Karndean flooring. Radiator. Stairs to first floor. Under stairs cupboard. Door to:-

GARAGE

Measuring 19'2 x 8'1 with fitted units and working surface. Up and over entry door, electric light and power.

CLOAKROOM

White Roca sanitary ware, comprising pedestal wash hand basin with chromium plated mixer tap, low level W.C and tiled splash back. Recessed downlighters, extractor fan. Radiator. Consumer unit.

KITCHEN FAMILY ROOM 19' 2" x 15' 4" (5.84m x 4.67m)

Comprehensively fitted with a range of high and low level units having maple effect door and drawer fronts. Black granite effect working surfaces and upstands. One & half bowl stainless steel sink with mixer tap and cupboards under. Eye level oven and grill, four burner gas hob with stainless steel chimney style extractor hood above. Integrated fridge freezer, microwave, dishwasher and washing machine. Recessed low voltage lighting, Karndean flooring which flows continuously into the family room with twin double casement doors leading onto the garden affording an eastern aspect.

ON THE FIRST FLOOR

LANDING

Spacious landing with window to side. Decorative wooden balustrade. Radiator. Stairs to second floor.

LOUNGE 16' 7" x 15' 7" (5.05m x 4.75m)

Picture window to the front with further window to the side with a southern aspect. Radiator. Carpet. Built in cupboard housing Santon water heater.

PRINCIPAL BEDROOM 15' 6" x 13' 3" (4.72m x 4.04m)

Two double built in wardrobe cupboards with hanging rail and shelving. Six Velux windows to the rear with an eastern aspect.

EN-SUITE BATHROOM

Which may also be approached from the landing. White suite comprising panelled bath with mixer tap and shower attachment. Glazed shower screen. Wash hand basin with tiled splash back. Low level W.C. Recessed low voltage lighting. Extractor fan. Light/shaver point. Chromium plated heated towel rail. Vinyl flooring.

ON THE SECOND FLOOR

LANDING

Built in cupboard housing Glow Worm gas fired boiler supplying central heating and hot water throughout. Radiator. Access to roof space.

GUEST BEDROOM 13' 8" x 12' 10" (4.16m x 3.91m)

Picture window to the front affording a western aspect. Two double built in wardrobe cupboards. Double radiator. Shaped ceiling.

EN-SUITE SHOWER ROOM

White suite with chromium plated fittings comprising twin shower cubicle. Wash hand basin with mixer tap. Low level W.C with concealed cistern. Half tiled walls. Extractor fan. Light/shaver point. Recessed low voltage lighting. Chromium plated heated towel rail. Vinyl flooring.

BEDROOM 3 9' 8" x 8' 8" (2.94m x 2.64m)

Two Velux windows to rear with fitted blinds with an eastern aspect. Eaves storage cupboard. Radiator.

BEDROOM 4 9' 8" x 6' 5" (2.94m x 1.95m)

Two Velux windows to the rear. Radiator.

OUTSIDE

To the side of the property there is a driveway for parking three vehicles. Private and compact rear garden with paved patio area inclined to the south. Lawn area and shrubs including Wisteria and Clematis. Fully fenced boundaries. Rear pedestrian gate leading to the side parking area.

Directions

From our Penenden Heath Office proceed in an easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the second exit into Sittingbourne Road and Frigenti Place will be found fourth turning on the left. The property will be found a short distance along on the left hand side.



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