



**Derby Road, Maidstone, Kent, ME15 7JA**

**Price Range £370,000 - £385,000**



**\*\* PRICE RANGE: £370,000 - £385,000 \*\*** The property is situated on a very popular residential development that lies close to Maidstone town centre. The immediate area has excellent local amenities, the county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a recently extended 3 / 4 bedroom semi-detached family house enjoying rendered elevations under a tiled roof. The extensions provide additional family accommodation, including a study/bedroom 4 with further utility area beyond, a living room and a magnificent kitchen/family room with bi-folding doors opening through to the garden. The property is situated on a good sized plot with excellent parking to the front. An internal inspection is recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ...

### Entrance Hall

Staircase to first floor. Under stairs cupboard. Tiled flooring.

### Living Room

Double glazed window to front elevation. Central fireplace with electric fire.

### Kitchen/Breakfast/Family Room

The kitchen area has an excellent range of work surfaces with cupboards and drawers under. Island unit with further cupboards. Breakfast bar and wine cooler. Inset sink unit. Lamona induction hob with extractor fan over. Beko double oven and grill. Integrated dishwasher and room for your own American fridge/freezer. Cupboard concealing gas fired boiler. Tiled flooring.

The family area has matching tiled flooring. Two skylights. Bi-folding doors opening through to the garden.

### Study/Bedroom Four

Double glazed window to front elevation.

### Utility Area

Double glazed door to garden.

## First Floor:

### Landing

Access to insulated roof space.

### Bedroom One

Double glazed to rear elevation.

### Bedroom Two

Double glazed to front elevation. Range of built-in wardrobe cupboards.

### Bedroom Three

Double glazed to front elevation. Built-in cupboard.

### Family Bathroom


Panelled bath with mixer tap, shower attachment and fitted shower screen. Low level WC. Pedestal wash hand basin. Heated towel rail. Double glazed to side elevation.

## EXTERNALLY

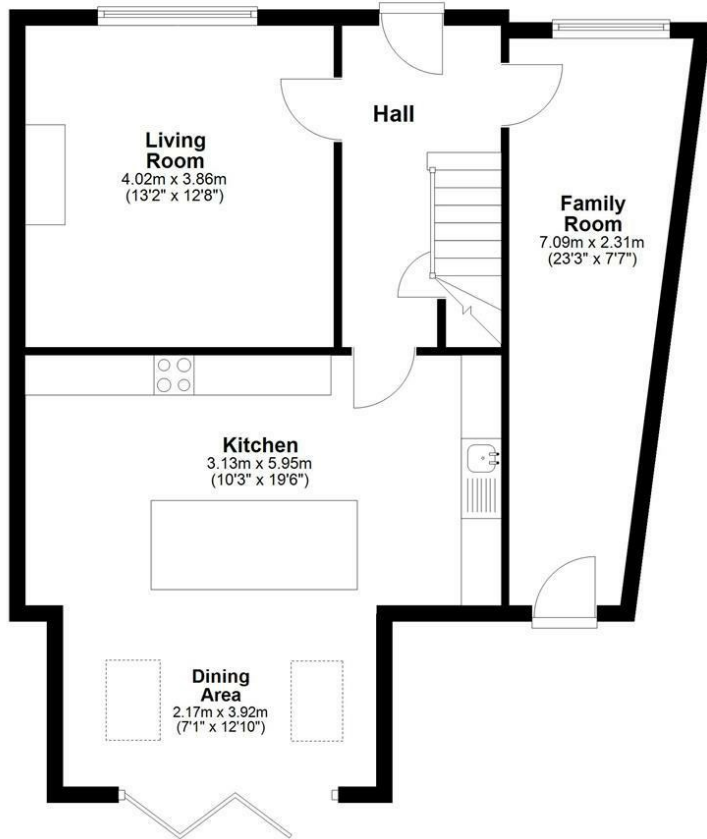
A stone laid driveway to the front of the house provides excellent parking. The REAR GARDEN extends in depth to approximately 60'. The garden is laid to lawn with decked seating terrace. Set in the garden is a useful garden store.

## VIEWING

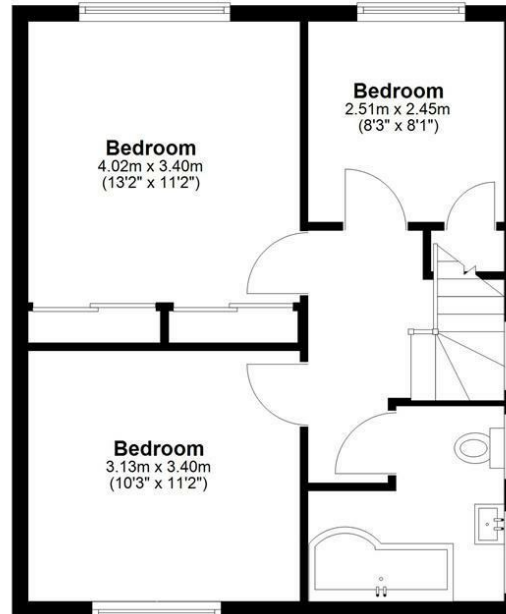
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	71	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Ground Floor



### First Floor



Total area: approx. 109.0 sq. metres (1173.2 sq. feet)

