

53 St. Lukes Road
Maidstone
ME14 5AS

Guide Price £550,000 to £575,000

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Description

This substantial and characterful four-bedroom Edwardian semi-detached residence offers a wonderful blend of period charm and contemporary family living, having been cleverly extended with an impressive wraparound single-storey extension to create a beautifully proportioned and versatile home.

The property retains a wealth of original features, including stripped pine internal doors, original pine flooring, two attractive cast iron register fireplaces and two further original fireplaces, all adding to the charm and character of this delightful home.

The spacious accommodation is arranged over four floors and briefly comprises an inviting entrance hall, elegant lounge, separate dining room and a fitted kitchen opening seamlessly into a superb, light-filled family room with vaulted ceiling and doors leading directly onto the rear garden. A practical utility room and contemporary ground-floor shower room complete the ground-floor accommodation.

The former cellar has also been converted to provide a versatile additional bedroom. To the first floor are two generously proportioned double bedrooms and an exceptionally spacious family bathroom, featuring a freestanding bateau bath, separate shower enclosure and twin wash hand basins. A further staircase leads to the converted loft, providing a fourth bedroom with useful eaves storage.

Externally, the property continues to impress with a beautifully landscaped rear garden extending to just over 100ft, featuring paved entertaining areas, a generous lawn and an attractive mature Rowan tree providing a wonderful focal point. To the rear stands a substantial timber lodge, previously utilised as a home office, offering excellent potential for a variety of alternative uses.

A further significant advantage is the private rear driveway providing off-road parking for two vehicles. Perfectly combining Edwardian elegance with the space and flexibility required for modern family life, this exceptional home occupies a desirable position along an attractive tree-lined road.

An internal viewing is highly recommended to fully appreciate the generous accommodation, original character and superb outdoor space this wonderful family home has to offer.

Location

St Lukes is within half a mile of the town centre of Maidstone town centre with its excellent selection of amenities which include shops at Fremlin Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is also within half a mile and has 450 acres boating lake, leisure centre and municipal swimming pool. Educationally the area is well served with the local Eastborough, Valley Park and Invicta schools catering for infants, juniors and seniors. 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

C

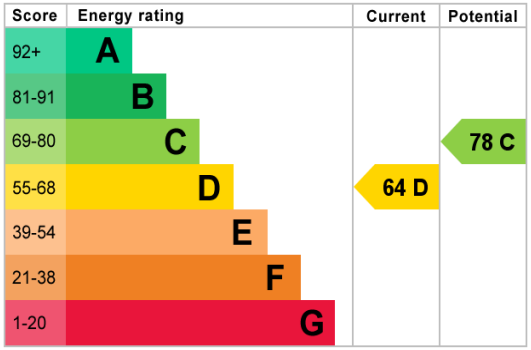
VIEWINGS STRICTLY BY APPOINTMENT

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

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)







BASEMENT
201 sq.ft. (18.7 sq.m.) approx.

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.

2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1730 sq.ft. (160.7 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 approxiroate 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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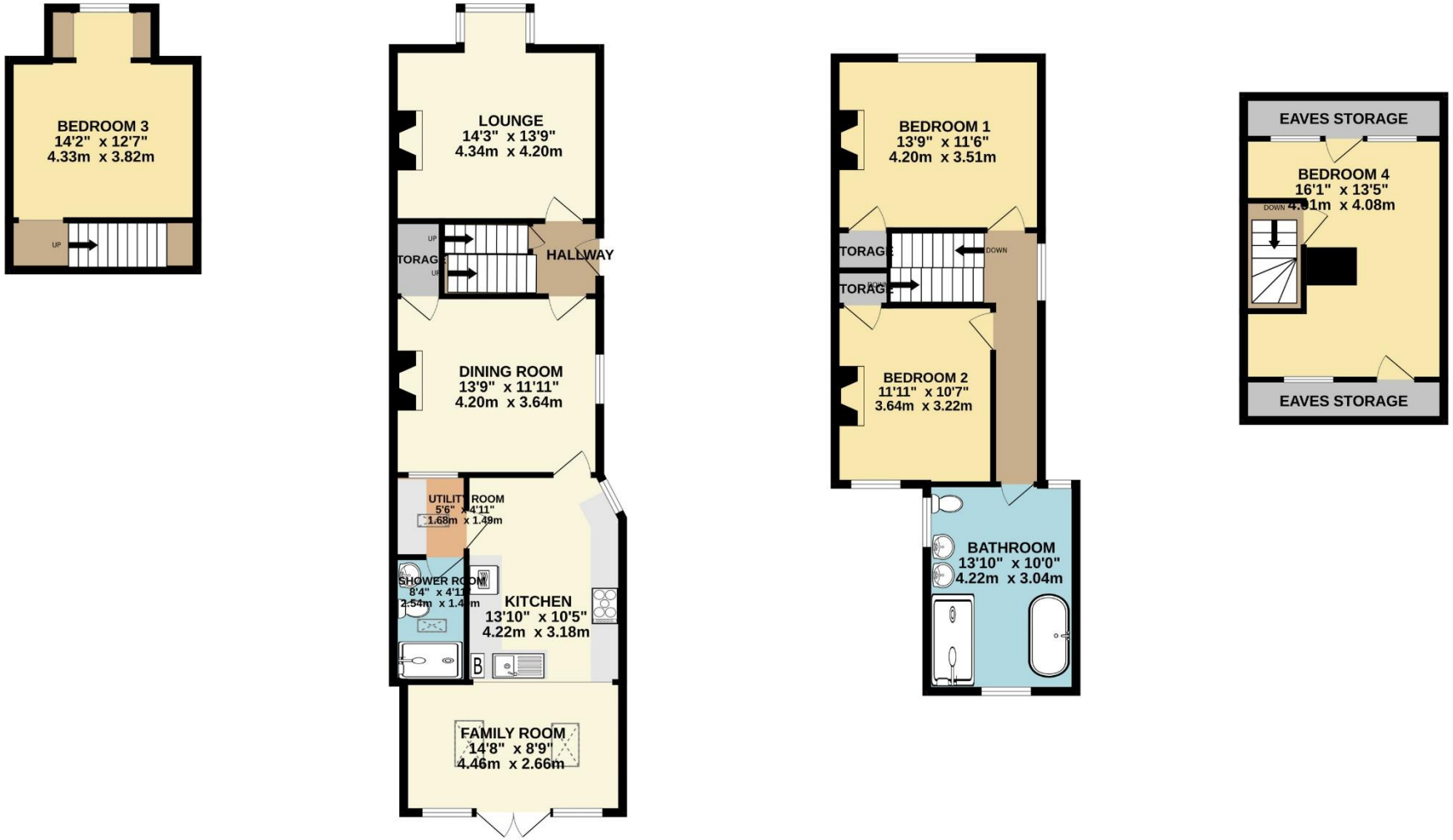

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ON THE GROUND FLOOR

General note: The property retains its original pine internal doors throughout, which have been professionally stripped and dipped, alongside original pine flooring throughout the home.

ENTRANCE HALL

A uPVC entrance door featuring chrome fittings and a decorative stained-glass panel, with a staircase rising to the first floor and a door providing access to the lower ground floor.

LOUNGE *14' 3" x 13' 9" (4.34m x 4.19m)*

A box bay window to the front elevation, an attractive cast iron register fireplace with a raised polished granite hearth, pine surround and fitted living flame gas fire, radiator, decorative ceiling rose and ornate cornicing.

DINING ROOM *13' 9" x 11' 11" (4.19m x 3.63m)*

A contemporary gunmetal register fireplace featuring a raised polished granite hearth, pine surround and fitted living flame gas fire. Further features include four wall light points, a column radiator, built-in understairs storage cupboard and a window to the side elevation.

KITCHEN *13' 10" x 10' 5" (4.21m x 3.17m)*

A comprehensive range of high and low-level units featuring beechwood-effect door and drawer fronts, complemented by striking sleek black granite work surfaces. An inset one-and-a-half bowl stainless steel sink with mixer tap and drainer, recessed into the granite worktop and contemporary linear glass mosaic tiled splashbacks. Additional features include under-cupboard lighting, space for an American-style fridge freezer and wine fridge, integrated Hotpoint oven and microwave, five-burner gas hob with stainless steel upstand and extractor hood above, and an integrated dishwasher. Ceramic tiled flooring, a cupboard housing the Worcester gas-fired boiler, radiator and window to the front elevation. A door provides access to the utility room, whilst a wide opening leads through to:

FAMILY ROOM *14' 8" x 8' 9" (4.47m x 2.66m)*

A wonderfully light and airy space featuring an impressive vaulted ceiling with two Velux windows, double casement doors and adjoining windows opening out onto the rear garden, allowing an abundance of natural light to flood the room. Further features include low-voltage recessed lighting, underfloor heating and ceramic tiled flooring.

UTILITY ROOM *5' 6" x 4' 11" (1.68m x 1.50m)*

Black granite-effect work surface with plumbing and space beneath for a washing machine and tumble dryer, complemented by wall-mounted white high-gloss storage cupboards above. Further features include ceramic tiled flooring with underfloor heating, a Velux window providing natural light and low-voltage recessed ceiling lighting.

SHOWER ROOM *8' 4" x 4' 11" (2.54m x 1.50m)*

A contemporary white suite with chrome fittings, featuring a vanity unit incorporating a WC and wash hand basin with mixer tap, mosaic tiled splashback and storage cupboards beneath. A spacious walk-in twin shower cubicle with rainfall showerhead, additional handheld shower attachment, glass screens and door. Further features include a chrome heated towel rail, underfloor heating, low-voltage recessed ceiling lighting, extractor fan and Velux window providing natural light.

ON THE LOWER GROUND FLOOR

A staircase descends from the entrance hall to the lower ground floor, with open understairs storage space and spotlight.

BEDROOM 3 *14' 2" x 12' 7" (4.31m x 3.83m)*

A former cellar which has been professionally tanked, with supporting documentation available. Features include a fire escape window to the front elevation, utility meters, wood-effect laminate flooring, recessed spotlights and radiator. Agents note: please note that the ceiling height is relatively low, measuring approximately 6ft (1.83m).

ON THE FIRST FLOOR

LANDING

Window to the side elevation providing natural light, radiator and staircase rising to the second floor.

BEDROOM 1 13' 9" x 11' 6" (4.19m x 3.50m)

An attractive original cast iron fireplace featuring a raised fire basket set upon a tiled hearth, window to the front elevation providing natural light, radiator and built-in storage cupboard.

BEDROOM 2 *11' 11" x 10' 7" (3.63m x 3.22m)*

An attractive original cast iron fireplace featuring a raised fire basket and cowl, set upon a tiled hearth. Further features include a radiator, built-in storage cupboard and window overlooking the rear elevation.

BATHROOM *13' 10" x 10' 0" (4.21m x 3.05m)*

An exceptionally spacious bathroom featuring a contemporary white suite with chrome fittings, including an elegant freestanding bateau bath with

handheld shower attachment and a separate shower cubicle with rainfall showerhead, additional handheld shower attachment, glass screens and door. Twin wash hand basins with stylish waterfall mixer taps and vanity storage cupboards beneath, together with a WC featuring a concealed cistern. Further benefits include wood-effect flooring, a chrome heated towel rail and radiator. Three windows provide a wonderful triple aspect to the front, side and rear elevations, flooding the room with an abundance of natural light.

ON THE SECOND FLOOR

BEDROOM 4 *16' 1" x 13' 5" (4.90m x 4.09m)*

Wood-effect vinyl flooring, three Velux windows to the front and rear elevations providing ample natural light, radiator and two boarded and insulated eaves storage cupboards. Agents Note: Please be aware that there is restricted headroom at the extremities of the room due to the sloping ceilings.

OUTSIDE

A particular highlight of the property is the impressive rear garden, extending to just over 100ft in length (including driveway), offering a wonderful combination of outdoor entertaining space, established planting and the added benefit of off-road parking for two vehicles to the rear.

Immediately adjoining the house is a paved patio area, ideal for outdoor dining and entertaining, complete with outside lighting and a water tap. This leads onto a lawned garden with an attractive decorative slate area, where a mature Rowan tree provides a delightful focal point. Its spreading canopy and vibrant clusters of red berries add an abundance of colour and character to this charming outdoor space.

Towards the rear of the garden is a further paved patio area, providing an additional seating and entertaining space, alongside a substantial timber lodge measuring approximately 19'2" x 14'4. Formerly a garage, this versatile building is currently utilised for storage but was previously used as a work from home studio and benefits from power and part laminate flooring. It offers excellent flexibility for a variety of uses, including home working, a garden room, hobby room, additional storage or an entertaining space.

A pedestrian gate at the rear of the garden provides convenient access to the driveway, which offers off-road parking for two vehicles, a particularly valuable addition to the property.

To the front, the property has walled boundaries topped with traditional cast iron railings and a matching pedestrian entrance gate. A paved frontage and brick-paved pathway lead to the main entrance door.

Directions

From our Penenden Heath Office proceed in a easterly direction in Penenden Heath road, at The Chiltern Hundreds roundabout take third exit into Sittingbourne Road, A249. At the traffic lights turn right into Holland Road and first right again into St Lukes Avenue at the end of the road bear left into St Lukes Road and the property will be found half way along the road on the right hand side.





SALES OFFICES
01622 671200

sales@ferrisandco.net
www.ferrisandco.net

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