



7 Fieldfare Drive
Maidstone
ME15 6XL
Asking Price £345,000

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Description

A beautifully presented semi-detached family home located within a highly desirable development next to the scenic Hayle Park Nature Reserve. Surrounded by open green spaces and mature trees, making this a lovely setting. The property has been well maintained featuring a charming south facing landscaped rear garden and a modern open-plan kitchen/dining area ideal for contemporary living. Benefits include a driveway to the side, additional parking at the front, and a total internal area of just over 1,000 sq ft. The home also enjoys gas-fired central heating via radiators and UPVC double-glazed windows and doors throughout. Sold with no forward chain.

Location

Situated in quiet cul-de-sac position close to the northern end of the Hayle Park nature reserve. Maidstone is some one mile north of the property and offers an excellent selection of shops, two museums, theatre, county library and two railway stations connected to London. Educationally the area is well served with infant, junior and senior schools. 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
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.

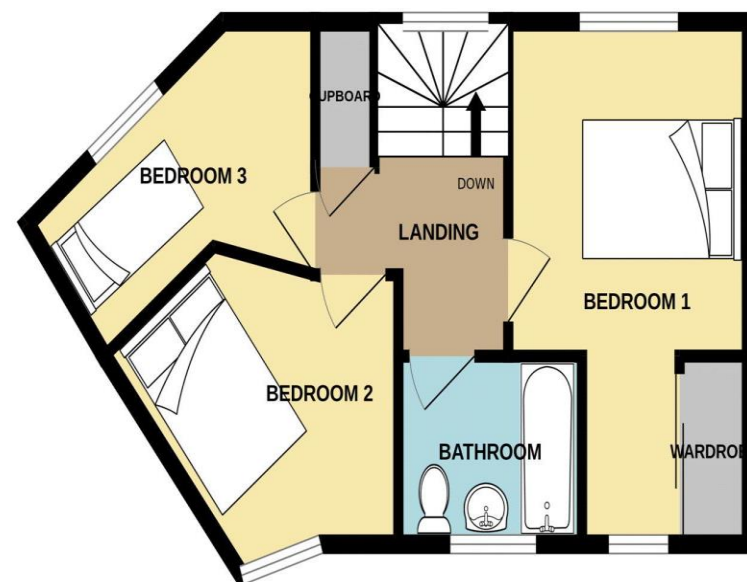


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1018sq.ft. (94.6 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 HALLWAY

UPVC 1/2 glazed entrance door, radiator, consumer unit, laminate flooring. Door to:-

KITCHEN/DINER 18' 4" x 11' 0" (5.58m x 3.35m)

Range of high and low level units having woodgrain effect door and drawer fronts, black working surfaces and upstands, stainless steel one and half bowl sink with mixer tap, AEG oven with four burner electric hob, stainless steel splashback and chimney style extractor hood over. Plumbing for washing machine and slimline dishwasher, space for fridge freezer. Double aspect windows to front and rear, two double radiators, recessed low voltage lighting, laminate flooring. Door to:-

INNER HALLWAY

Stairs to first floor, understairs built-in storage cupboard, radiator, window to front, laminate flooring.

CLOAKROOM

White low level W.C, pedestal wash hand basin with mixer tap and tiled splashback, window to rear, double radiator, extractor fan, laminate flooring.

LOUNGE 15' 9" x 9' 2" (4.80m x 2.79m)

Window to front, double radiator with decorative cover, wall mounted high level storage cupboards, UPVC double casement doors leading to garden, southern aspect.

ON THE FIRST FLOOR

LANDING

White timber balustrade, double radiator, built-in linen cupboard, access to roof space with folding loft ladder.

BEDROOM 1 16' 5" x 9' 5" (5.00m x 2.87m)

Double aspect windows to front and rear creating a lovely light and airy room, two double radiators, built-in fitted triple wardrobe with sliding doors.

BEDROOM 2 10' 6" x 9' 0" (3.20m x 2.74m)

Window to rear, southern aspect overlooking the garden, double radiator with decorative cover.

BEDROOM 3 12' 8" x 6' 6" (3.86m x 1.98m)

Window to front, double radiator with decorative cover.

BATHROOM

White suite with chrome fittings comprising panelled bath with rainforest shower over and hand attachment, folding shower screen and tiled walls, pedestal wash hand basin with mixer tap, low level W.C., chromium plated heated towel rail, window to rear with southern aspect, recessed low voltage lighting and extractor fan.

OUTSIDE

To the front of the property there is parking for two vehicles, small low maintenance front garden with decorative plum slate, side pedestrian gate into the garden. The rear garden enjoys a southern aspect, with Indian sandstone patio adjacent to the house, slightly raised lawn area bordered by sleepers. Fully fenced borders, outside water tap and timber garden shed.

Directions

From Maidstone leave via Stone Street, a continuation of which is the Loose Road, turning right at the traffic lights into Armstrong Road, at the roundabout take the first exit into Postley Road a continuation of which is Redstart Avenue. Bare round to the right and then take the first turning on the right into Grebe Way. Follow the road round and take the first right into Fieldfare Drive close to the green as indicated by our sign board.



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