

8 Braunstone Drive
Allington, Maidstone
ME16 0UG

Price £475,000

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Allington
Maidstone
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Description

Situated in the ever-popular residential area of Allington, this immaculately presented three double bedroom detached family home offers beautifully appointed and spacious accommodation throughout, complemented by a stylish contemporary interior, off-street parking and an attractive east-facing rear garden.

The well-planned ground floor accommodation comprises a welcoming entrance hall, a beautifully fitted contemporary kitchen complete with a range of integrated appliances, a separate dining room, a comfortable living room and a conservatory overlooking the rear garden. A convenient ground floor cloakroom/WC and integral garage complete the ground floor.

To the first floor are three double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, together with a well-appointed family bathroom.

Externally, the property enjoys a brick-paved driveway to the front, providing ample off-street parking and access to the integral garage.

To the rear is an attractive, low-maintenance east-facing garden, featuring a decked seating area, lawn and established planting, creating an ideal space for outdoor relaxation and entertaining.

Ideally positioned within easy reach of excellent local amenities, schools and convenient transport links, this superb home offers the perfect combination of modern living, comfort and practicality. Early viewing is highly recommended to fully appreciate the quality, presentation and accommodation this delightful home has to offer.

Location

Conveniently positioned within easy access of local shops at the Mid-Kent Shopping Centre and regular bus services from London Road into Maidstone town centre, some one mile distant. Educationally the area is well served with the closest primary school being Allington Primary School (Ofsted rated Outstanding), and Palace Wood School being within a quarter of a mile catering for infants and juniors with a wide array of schools and colleges in and around the town centre. Maidstone offers excellent shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library 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

E

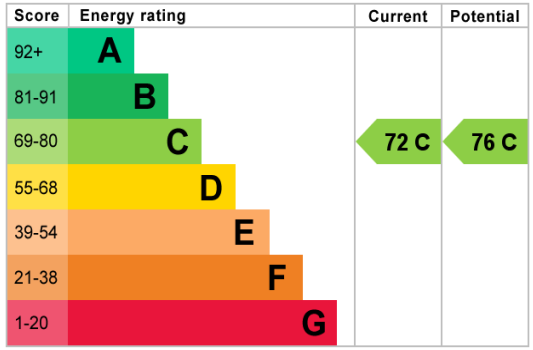
VIEWINGS STRICTLY BY APPOINTMENT

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

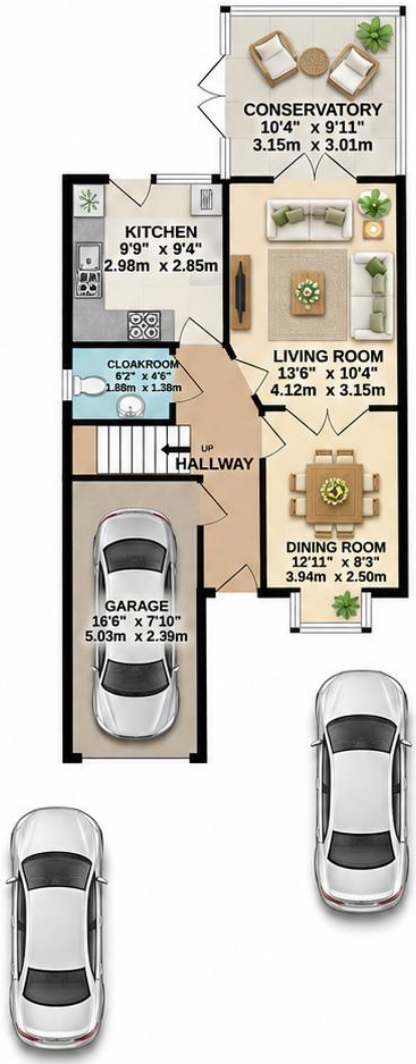
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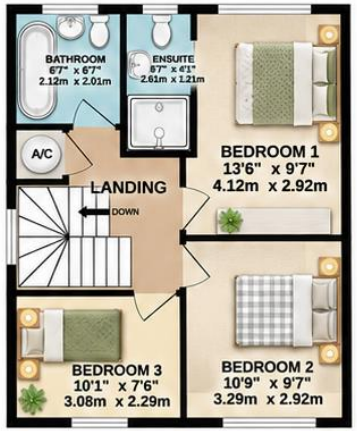




GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



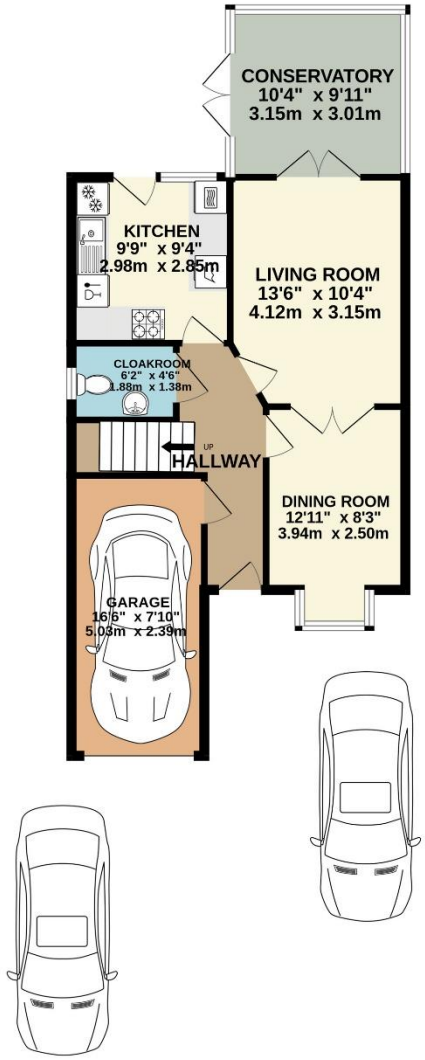
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



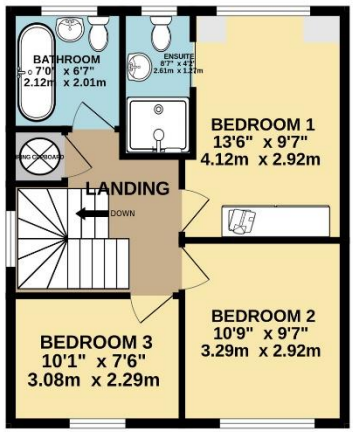
TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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

A uPVC entrance door with glazed window panes and contrasting black door furniture opens into the hallway, featuring a dado rail, contemporary grey column radiator and stunning Victorian-style patterned ceramic floor tiles. A staircase rises to the first floor, complemented by a stylish glass and stainless steel balustrade with timber newel posts. An integral door provides convenient internal access to the attached garage.

CLOAKROOM *6' 2" x 4' 6" (1.88m x 1.37m)*

Fitted with a contemporary white suite comprising a vanity unit incorporating a WC with concealed cistern and useful storage cupboard, together with a wash hand basin featuring a contrasting black mixer tap and cupboards beneath. Further features include a window to the side elevation, wall-mounted mirror, ceramic tiled flooring and low-voltage recessed ceiling lighting.

DINING ROOM *12' 11" x 8' 3" (3.93m x 2.51m)*

A box bay window to the front elevation allows for plenty of natural light, whilst further features include wood-effect vinyl flooring and a radiator. Double doors provide access through to:

LIVING ROOM *13' 6" x 10' 4" (4.11m x 3.15m)*

Featuring wood-effect laminate flooring, two radiators and double-glazed doors providing access to:

CONSERVATORY *10' 4" x 9' 11" (3.15m x 3.02m)*

Featuring wood-effect vinyl flooring, double casement doors with adjoining windows overlooking and providing access to the garden, a polycarbonate roof and two wall light points.

KITCHEN *9' 9" x 9' 4" (2.97m x 2.84m)*

A beautifully appointed, bespoke contemporary Wren kitchen, featuring a stylish combination of dove grey and charcoal grey high-gloss units, complemented by contrasting work surfaces, matching upstands and splashbacks.

The kitchen is superbly equipped with an extensive range of integrated appliances, including a Neff induction hob with contemporary extractor hood above, Neff multifunction 'Slide & Hide' oven, Neff combination microwave and fan oven, Zanussi dishwasher and Zanussi fridge freezer, together with a freestanding Samsung washing machine. A stainless steel one-and-a-half bowl sink with mixer tap and drainer, featuring a sleek black glass overlay, completes the arrangement. Further features include ceramic tiled flooring, a radiator, window overlooking the rear garden and a partially glazed door providing direct access outside.

INTEGRAL GARAGE *16' 6" x 7' 10" (5.03m x 2.39m)*

Benefitting from power and an up-and-over garage door providing access from the front driveway. Wall-mounted Ideal high-efficiency gas-fired condensing boiler, installed in December 2024.

ON THE FIRST FLOOR

LANDING

Featuring a window to the side elevation, contemporary grey radiator and dado rail. An airing cupboard houses a pre-insulated hot water cylinder and shower pump serving the en-suite shower. Access to loft space which is fully insulated, part boarded with fitted loft ladder and light.

BEDROOM 1 13' 6" x 9' 7" (4.11m x 2.92m)

Featuring two wardrobes with matching three-drawer bedside tables, wood-effect vinyl flooring and a window overlooking the rear garden. A further door provides access to:

EN-SUITE SHOWER 8' 7" x 4' 2" (2.61m x 1.27m)

Fitted with a contemporary white suite with chrome fittings, comprising a WC, wash hand basin and step-in shower cubicle with bi-folding door. The room is complemented by fully tiled walls and flooring, a chrome heated towel rail, extractor fan and window to the rear elevation.

BEDROOM 2 10' 9" x 9' 7" (3.27m x 2.92m)

Window to the front and radiator.

BEDROOM 3 *10' 1" x 7' 6" (3.07m x 2.28m)*

Window to front, radiator and wood effect vinyl flooring.

BATHROOM *7' 0" x 6' 7" (2.13m x 2.01m)*

Fitted with a contemporary white suite with chrome fittings, comprising a stylish vanity unit incorporating a WC with concealed cistern and wash hand basin with mixer tap, complemented by a white high-gloss worktop and useful storage cupboards beneath. A panelled double-ended bath completes the suite, whilst further features include wall tiling to dado height, a chrome-plated heated towel rail, extractor fan and ceramic tiled flooring.

OUTSIDE

To the front of the property, a brick-paved driveway provides ample off-street parking and access to the attached garage. Further features include an outside light and a gated side entrance providing convenient access to the rear garden.

The attractive east-facing rear garden offers a delightful outdoor space, featuring a decked seating area immediately adjoining the house, ideal for outdoor dining and entertaining. Beyond this is a decorative shingle area and a lawn, complemented by a selection of mature trees, shrubs and plants. The garden enjoys fully fenced boundaries and further benefits from an outside light, tap and water butt.

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