



**Poppy Close, Maidstone, Kent, ME16 8TQ**  
**Offers In The Region Of £520,000**



The property is situated in a quiet cul-de-sac setting in a very popular residential area close to Maidstone town centre. The immediate area has good local amenities. The county town itself providing a wide range of shopping, educational and social facilities. Maidstone has two mainline stations and there is good access to the M20 motorway.

The property comprises a four bedroom detached family house enjoying brick elevations under a tiled roof benefiting from double glazing and gas fired central heating. There is a good sized private garden surrounding the property. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



## ACCOMMODATION

### Ground Floor:

Double glazed entrance door to ....

### Entrance Porch

Further glazed door to ....

### Entrance Hall

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

### Cloakroom

Corner wash hand basin. Low level WC. Tiled flooring. Double glazed window to front elevation.

### Sitting Room

Double glazed windows to rear elevation.

### Dining Room

Double glazed windows to front and side elevations.

### Kitchen/Diner

A beautifully proportioned room. The kitchen area having an extensive range of work surfaces with cupboards, drawers and space under. Inset sink unit with mixer tap and further cupboards beneath. Range of wall cupboards. Built-in dishwasher, Range Master double oven and 5-ring gas hob with extractor fan over. Part tiled walls. Tiled flooring. Inset ceiling lighting. The dining area has matching tiled flooring with double glazed doors opening to the rear garden.

### First Floor:

### Landing

Access to insulated roof space.

### Principal Bedroom

Double glazed window to rear elevation. Full length range of built-in wardrobe cupboards. Door to ....

#### • En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Shaver point. Tiled flooring. Extractor fan. Double glazed window to side elevation.

### Bedroom Two

Double glazed window to front elevation. Built-in wardrobe cupboard.

### Bedroom Three

Double glazed window to rear elevation. Built-in wardrobe cupboard.

### Bedroom Four

Double glazed window to front elevation.

### Family Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls. Double glazed window to side elevation.

### EXTERNALLY

A tarmac driveway provides parking. The front garden is walled and laid to lawn with a sycamore tree. A side access leads to a delightful partly walled private garden extending in depth to approximately 45'. Immediately behind the house is a paved seating terrace, area of lawn with flower borders and a number of specimen trees.

### Detached Garage

Now providing storage area and GARDEN OFFICE.


### VIEWING

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

### DIRECTIONS

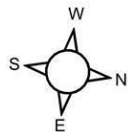
Leave Maidstone on the A26 Tonbridge Road. Proceed towards Barming. Turn left into St Michaels Road. At the junction with Upper Fant Road, turn left and continue round, turning right at the junction and proceeding down to Lower Fant Road. Continue round and Poppy Close will be found on the right hand side.

### Energy Efficiency Rating

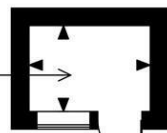
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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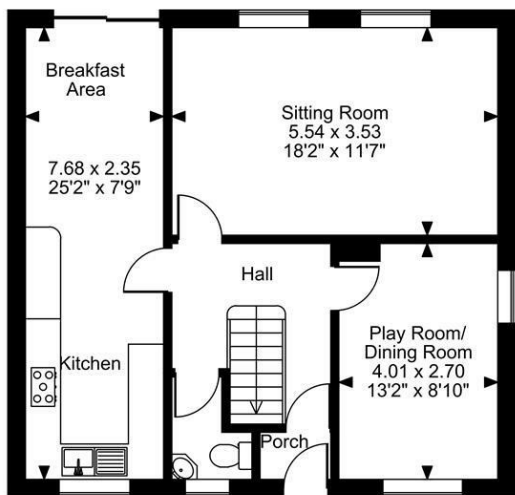
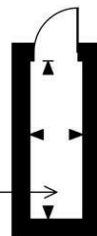
**Poppy Close, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1334 Sq Ft/124 Sq M**  
**Outbuildings = 218 Sq Ft/20 Sq M**  
**Total = 1552 Sq Ft/144 Sq M**



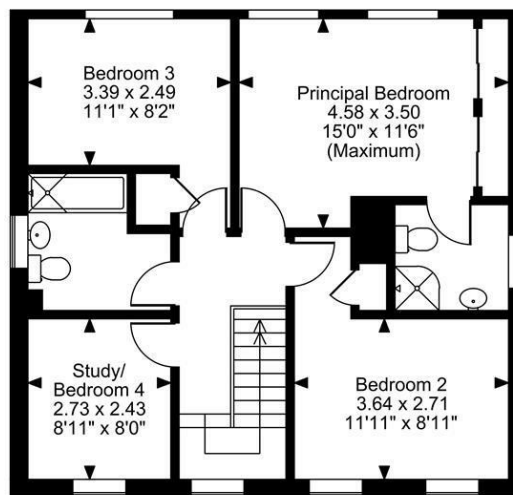
Wendy House  
 2.06 x 1.46  
 6'9" x 4'9"



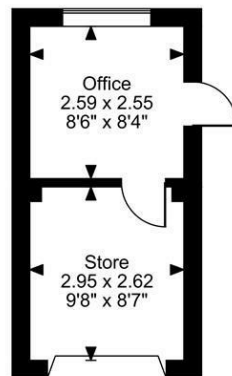
Shed  
 2.69 x 0.90  
 8'10" x 2'11"



**Ground Floor**



**First Floor**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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