



8 Murrain Drive  
Downswood, Maidstone  
ME15 8XJ

Offers in Excess of £265,000

**8**  
**Murrain Drive**  
**Downswood**  
**Maidstone**  
**ME15 8XJ**



Description

An exciting opportunity to acquire this well-presented two double bedroom mid-terraced home, pleasantly situated within a quiet cul-de-sac in the ever-popular residential area of Downswood. Offered to the market with no forward chain, this attractive property is ideal for first-time buyers, downsizers or those seeking an investment opportunity.

The property offers bright, airy and well-proportioned accommodation throughout, comprising an entrance hallway, a separate fitted kitchen and a comfortable living area flowing through to a delightful conservatory overlooking the rear garden, providing additional versatile living space.

To the first floor are two generously sized double bedrooms, both benefiting from built-in storage, together with a family bathroom.

Externally, the property enjoys an enclosed rear garden with a paved patio, lawn and established planting, ideal for relaxing or entertaining. A further advantage is the provision of parking for two vehicles, conveniently located a short distance from the property.

Combining a desirable location, practical living accommodation and the convenience of no forward chain, this lovely home is sure to appeal to a wide range of purchasers. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has it's own shopping parade which provides for everyday needs together with pharmacy and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with it's County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex 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  
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)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

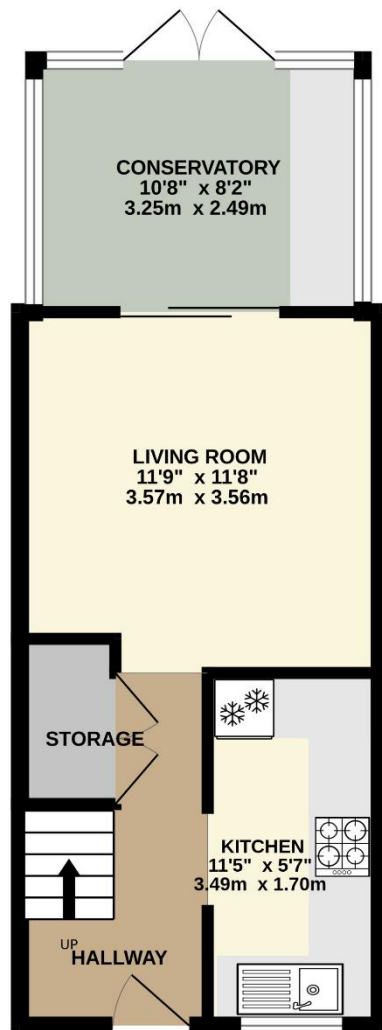
GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



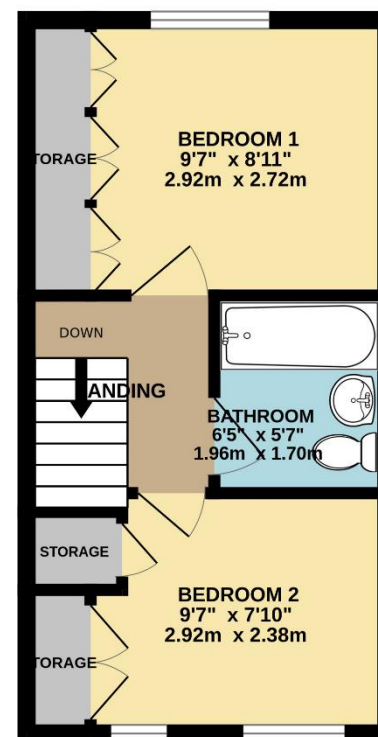
1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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## ENTRANCE HALL

Wooden entrance door featuring a decorative glazed panel, wood-effect laminate flooring, staircase rising to the first floor with useful understairs storage cupboard, additional built-in cupboard housing the service meters, attractive feature wall panelling and a wide archway opening through to:

### KITCHEN 11' 5" x 5' 7" (3.48m x 1.70m)

A well-appointed kitchen fitted with a range of contemporary wall and base units featuring stylish dove grey cupboard and drawer fronts, complemented by contrasting black granite-effect work surfaces. Incorporating a stainless steel sink and drainer with mixer tap, four-ring electric hob with extractor hood above and integrated oven. Additional provisions include plumbing for a washing machine and dishwasher, together with space for a fridge freezer. Further features include wood-effect laminate flooring, a window to the front aspect providing natural light and a wall-mounted Glow-worm boiler.

### LIVING ROOM 11' 9" x 11' 8" (3.58m x 3.55m)

Continuing the attractive wood-effect laminate flooring, this space further benefits from a radiator with decorative cover and glazed sliding doors providing a seamless transition through to:

### CONSERVATORY 10' 8" x 8' 2" (3.25m x 2.49m)

A bright and versatile space featuring wood-effect laminate flooring, a fitted storage unit and radiator. A polycarbonate roof allows for an abundance of natural light, whilst double doors provide direct access to the rear garden.

## ON THE FIRST FLOOR

### LANDING

Access to a useful boarded loft space, complete with fitted loft ladder and lighting, providing additional storage facilities.

### BEDROOM 1 9' 7" x 8' 11" (2.92m x 2.72m)

Featuring three built-in wardrobe cupboards providing ample storage, complemented by attractive feature wall panelling. Further benefits include a window overlooking the rear garden, radiator and contemporary low-voltage recessed ceiling lighting.

### BEDROOM 2 9' 7" x 7' 10" (2.92m x 2.39m)

Attractive wood-effect feature wall panelling, built-in wardrobe cupboards and a useful overstairs storage cupboard, providing ample storage space. Further benefits include a window to the front aspect, radiator with decorative cover and contemporary low-voltage recessed ceiling lighting.

### BATHROOM 6' 5" x 5' 7" (1.95m x 1.70m)

Fitted with a white suite complemented by chrome fittings, comprising a low-level WC, wash hand basin with mixer tap and useful vanity storage cupboards beneath, and a panelled bath with Mira electric shower and bi-fold shower screen. Further features include fully tiled walls, ceramic tiled flooring, a chrome heated towel rail and extractor fan.

### OUTSIDE

The property benefits from parking for two vehicles, conveniently situated a short distance from the house.

The front entrance is approached via a concrete pathway with steps descending to the front door, complemented by an area of lawn and lavender planting. The rear garden enjoys a paved patio area immediately adjoining the property, ideal for outdoor seating and entertaining, leading onto an area of lawn bordered by an established variety of mature trees and shrubs. The garden is enclosed by fenced boundaries, offering a good degree of privacy, and further benefits from a water butt and rear pedestrian access gate.

### Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with the Ashford Road, turn right heading towards Maidstone taking the second turning on the left into Spot Lane. Continue for some distance through the traffic calming measures, upon reaching the Downswood development at the roundabout take the second exit into Deringwood Drive, first left into Gorham Drive and Murrain Drive will be found first turning on the right. The property will be found a short distance along on the right hand side.



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