



32 Gates Drive
Langley, Maidstone
ME17 3GE

Offers in the Region of £325,000

32
Gates Drive
Langley
Maidstone
ME17 3GE



Description

An exceptional opportunity for first-time buyers, downsizers and investors alike to acquire this immaculately presented semi-detached home, offering a stylish, turnkey interior ready to move straight into and enjoy. Beautifully maintained throughout, the accommodation comprises an inviting entrance hall, convenient ground floor cloakroom, well-appointed fitted kitchen complete with integrated appliances, and a bright and spacious living room with doors opening onto the south-facing rear garden.

To the first floor are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from an allocated parking space, visitor bays and a fully enclosed, low-maintenance south-facing rear garden, perfect for relaxing and entertaining. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Agents note: Please note that the seller of this property is a person connected with a member of staff at Ferris & Co. There is a yearly maintenance charge for the development.

Location

The Langley Park development has an excellent range of local amenities including shopping facilities, supermarket, coffee shop, restaurant, Langley Park Primary Academy catering for infants and juniors. Nearby there is the Parkwood Retail Park together with a popular driving range. Located three miles south/east of the County town which maybe accessed by regular bus services. Maidstone offers wide selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. 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

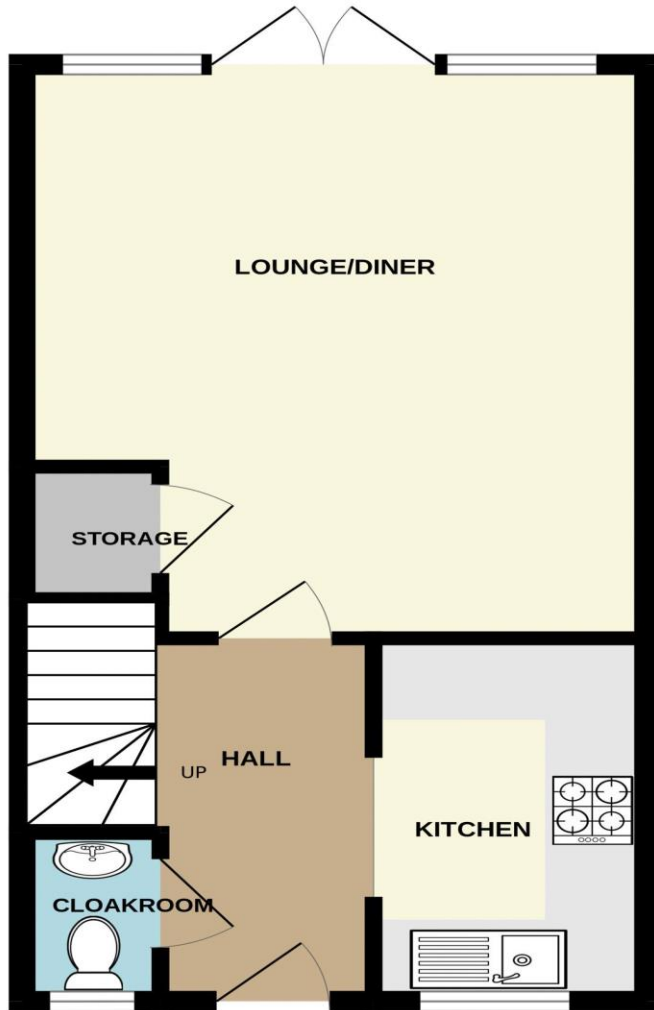
VIEWINGS STRICTLY BY APPOINTMENT

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

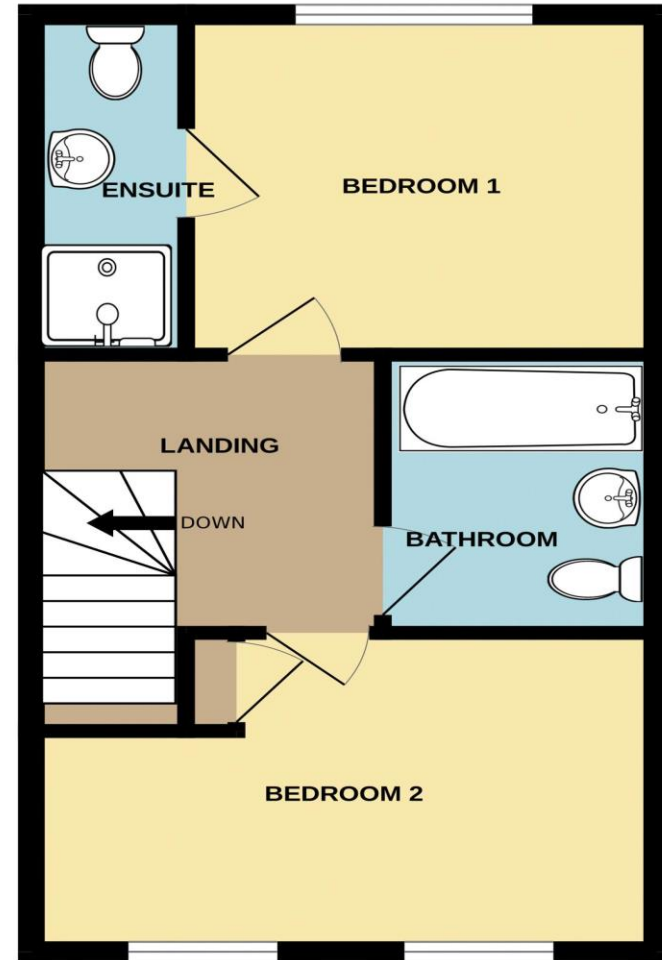


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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.
Made with Metropix ©2026



ON THE GROUND FLOOR

ENTRANCE HALL

Composite entrance door, ceramic Portuguese-style tiled flooring, radiator, and staircase to the first floor. A wide opening to:

KITCHEN 10' 3" x 6' 1" (3.12m x 1.85m)

Well-appointed fitted kitchen comprising a range of high and low-level units with cream door and drawer fronts, complemented by contrasting black wood-effect work surfaces. Continuous Portuguese-style ceramic floor tiling flows seamlessly from the entrance hall, enhancing the sense of space and continuity. Integrated Zanussi oven with four-burner gas hob and extractor canopy above, together with an integrated dishwasher, fridge freezer and washing machine. Stainless steel sink unit with mixer tap and drainer, positioned beneath a window overlooking the front aspect. Additional features include under-cupboard lighting and a cupboard housing the wall-mounted Ideal combination boiler, providing domestic hot water and central heating throughout the property.

CLOAKROOM

Continuous Portuguese-style ceramic floor tiling flows seamlessly from the entrance hall into this well-presented cloakroom, fitted with a low-level WC and wash hand basin with mixer tap. Attractive metro-style wall tiling extends to dado height, complemented by a radiator, front-facing window and consumer unit.

LOUNGE / DINER 16' 2" x 13' 10" (max) (4.92m x 4.21m)

Elegantly enhanced by bespoke wall panelling throughout, this superb reception room offers a stylish and characterful living environment. A generous understairs storage cupboard provides practical storage, while grey wood-effect laminate flooring, a radiator, and double casement doors with glazed side panels opening onto the south-facing rear garden combine to create a bright and welcoming space.

ON THE FIRST FLOOR

LANDING

Radiator and access to the loft space.

BEDROOM 1 10' 9" x 9' 7" (3.27m x 2.92m)

A stylish feature wall with decorative panelling adds character and visual appeal. Radiator and window to the rear enjoying a sunny southerly aspect. Door leading to:

EN-SUITE SHOWER ROOM

Contemporary white suite with chrome fittings, comprising a low-level WC, wash hand basin with mixer tap, and a step-in shower enclosure with glazed screen and Aqualisa electric shower. Attractive ceramic tiled splashbacks complement the space, while additional features include a radiator, extractor fan and practical wood-effect vinyl flooring.

BEDROOM 2 13' 10" (max) x 8' 3" (4.21m x 2.51m)

A bright and spacious room benefiting from two front-facing windows, with attractive decorative panelling

to dado height creating a stylish focal point. Additional features include a built-in storage cupboard with hanging rail and a radiator.

BATHROOM

Stylishly refitted and finished to an exceptional standard, this contemporary bathroom boasts a striking black marble-effect composite stone vanity basin with integrated storage, low-level WC, and a panelled bath with glazed screen, rainfall shower and separate handheld attachment. Elegant fluted wall tiling creates a luxurious feel, complemented by a black heated towel rail, ceramic tiled flooring and extractor fan.

OUTSIDE

Externally, the property is approached via a paved pathway leading to the composite entrance door, bordered by mature hedging. The property benefits from one allocated parking space, together with additional visitor bays.

To the rear, the attractive south-facing garden has been designed with ease of maintenance in mind, featuring a paved patio ideal for outdoor entertaining and lawned area. Further benefits include a timber garden shed with power supply, fully enclosed walled and fenced boundaries, a side pedestrian access gate, outside lighting and an external water tap.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

