

5 Bedgebury Close
Maidstone
ME14 5QY

**Asking Price £425,000**

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## Description

Situated in a sought-after position on the ever-popular Vinters Park development, this cleverly extended three-bedroom mid-terraced home offers spacious, light and airy accommodation, ideal for modern family living.

The property has been thoughtfully enhanced by an impressive architect-designed ground floor extension with a pitched roof, creating generous and inviting living spaces with an abundance of natural light. The well-planned accommodation also includes a separate kitchen, a useful utility room/cloakroom and an integral garage store.

To the first floor, the landing leads to three bedrooms, comprising two well-proportioned double bedrooms, both benefiting from fitted wardrobes, a further single bedroom and a family bathroom.

Externally, the property enjoys a paved driveway to the front providing off-road parking for two vehicles, whilst to the rear is an attractive, west facing, low-maintenance garden, ideal for relaxing and outdoor entertaining.

Combining spacious living accommodation with a desirable residential setting, this well-presented home is sure to appeal to a wide range of buyers and viewing is highly recommended.

## Location

The Vinters Park development is well established and conveniently placed with an excellent selection of local amenities including shops providing for everyday needs, together with community centre with pre-school and the adjacent Vinters Valley Nature Reserve with it's 9 acres. Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools, catering for infants, juniors and seniors. The town centre is approximately ½ mile distant and offers a more comprehensive selection of amenities consistent with it's County town status, including theatre, museum, county library, multi-screen cinema and excellent shopping facilities at Fremlins Walk. Mote Park is also ½ mile distant and 450 acres, boating lake, leisure centre and swimming pool. There are two railway stations in the town connected to London and 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

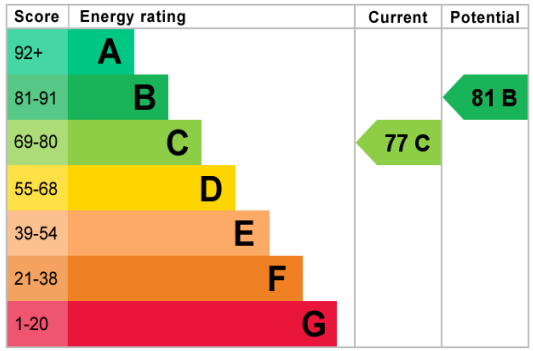
## VIEWINGS STRICTLY BY APPOINTMENT

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

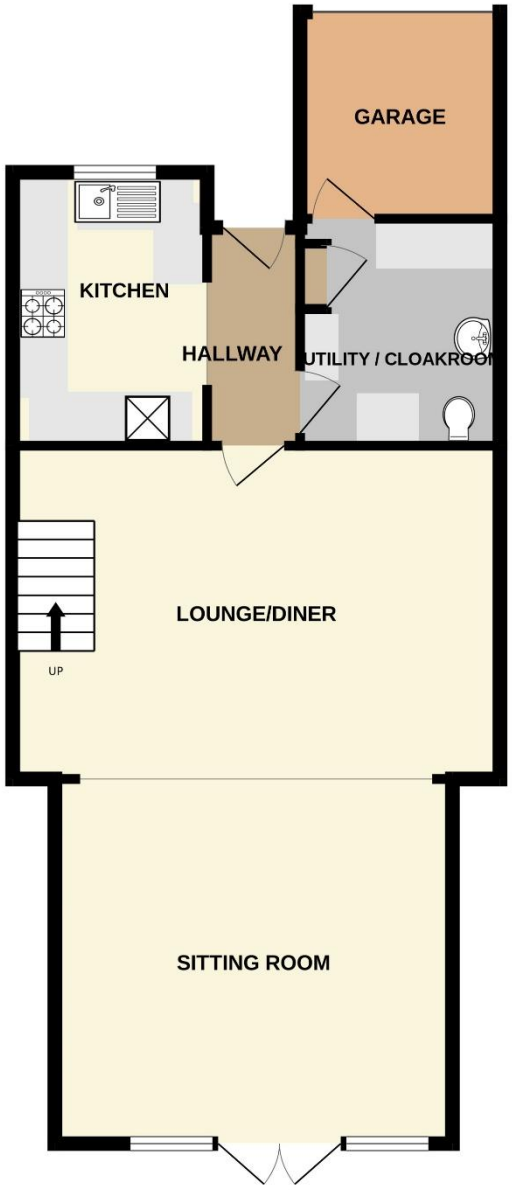
**Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)**



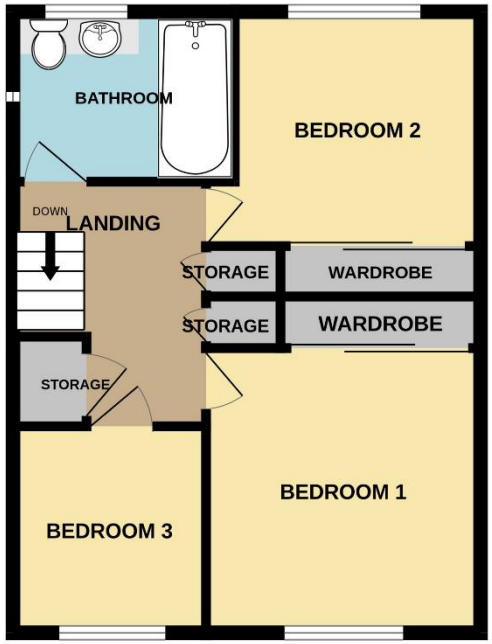




GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.




1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.




TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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**ENTRANCE HALL**

Recessed entrance mat, radiator, spacious built-in storage cupboard and attractive wood-effect Karndean flooring.

**KITCHEN** *10' 5" x 7' 9" (3.17m x 2.36m)*

Continuous wood-effect flooring, complemented by a range of high and low-level cupboards with limed oak-effect doors and drawer fronts. Acrylic sink with drainer and mixer tap, positioned beneath a front-facing window with fitted blind. Additional features include plumbing for a dishwasher, space for a cooker with extractor hood above, an integrated under-counter fridge, tiled splashbacks and under-cupboard lighting.

**UTILITY & CLOAKROOM** *9' 0" x 8' 0" (2.74m x 2.44m)*

Continuous wood-effect flooring, complemented by a range of cupboards with white high-gloss door fronts and black granite-effect work surfaces. Plumbing for a washing machine, space for a tumble dryer and built-in cupboard housing gas meter. Further features include a WC with concealed cistern, wash hand basin with mixer tap, tiled splashbacks, recessed low-voltage sensor lighting and under-cupboard lighting. Door leading to:

**INTEGRAL GARAGE STORE** *8' 4" x 8' 0" (2.54m x 2.44m)*

Fitted with power, a consumer unit and a roller door providing access to the front.

**LOUNGE / DINER** *13' 5" x 19' 7" (4.09m x 5.96m)*

Featuring two column radiators and a staircase rising to the first floor, with a wide opening leading through to:

**SITTING ROOM** *14' 8" x 15' 7" (4.47m x 4.75m)*

A light-filled room featuring floor-to-ceiling windows with heat-reflective glazing, double doors opening onto the garden and two vertical column radiators.

**ON THE FIRST FLOOR**

**LANDING**

Overstairs storage cupboard and two further built-in cupboards, one housing the hot water cylinder, together with access to the roof space where the boiler is located.

**BEDROOM 1** *11' 5" x 11' 1" (3.48m x 3.38m)*

A range of built-in wardrobes providing ample storage, including hanging rails, chests of drawers and a dressing table, complemented by two mirrored doors. Window overlooking the rear with fitted blinds and radiator.

**BEDROOM 2** *8' 6" x 10' 4" (2.59m x 3.15m)*

Built-in wardrobes providing ample storage, complete with hanging rails and chests of drawers. Window overlooking the front with fitted blinds and radiator.

**BEDROOM 3** 7' 3" x 8' 3" (2.21m x 2.51m)

Window overlooking the rear aspect, complete with fitted blinds and radiator.

**BATHROOM** 5' 9" x 8' 10" (1.75m x 2.69m)

A white suite with chrome fittings, featuring a fitted vanity unit incorporating a WC with concealed cistern, wash hand basin with mixer tap and cupboards and drawers beneath. Panelled bath with shower over and glass screen. Further features include wood-effect vinyl flooring, fully tiled walls, recessed low-voltage lighting, extractor fan and chrome-plated heated towel rail.

**OUTSIDE**

To the front of the property is a paved driveway providing off-road parking for two vehicles, together with outside lighting, an external tap and a cupboard housing the utility meters.

The west facing low-maintenance rear garden is laid with artificial grass and benefits from a water butt and external power point. The garden is enclosed by a combination of fencing and walls, with gated side access to both sides of the property.

**Directions**

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, at The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road. Follow the road for some distance taking the fight turning on the right into Bedgebury Close, following the road round to the left and the property will be found at the end of the cul de sac.

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