



Burleigh Drive, Maidstone, Kent, ME14 2HY
Offers In The Region Of £895,000



The property is situated in one of Maidstone's most sought-after residential areas on the northern outskirts of the town centre. The area has excellent local amenities close by with the county town itself providing a wide range of shopping, educational and social facilities. There is very easy access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a substantial five bedroom detached family house set in woodland gardens in an exclusive cul-de-sac position. The property is finished to a very high specification and benefits from double glazing and gas fired central heating. There is a double garage and excellent parking facilities. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



ACCOMMODATION

Ground Floor:

Double glazed entrance door with leaded light inset to ...

Entrance Porch

Karndean flooring. Glazed panelled door to ...

Reception Hall

Staircase to first floor. Under stairs storage cupboard. Double glazed window to side elevation.

Cloakroom

Low level WC. Wash hand basin. Karndean flooring. Double glazed leaded light window to front elevation.

Sitting Room

A beautifully proportioned principal room enjoying triple aspect with leaded light windows to both front and side elevations. Double glazed patio doors opening through to garden. Central fireplace with gas coal effect fire. Glazed panelled folding doors to ...

Dining Room

Double glazed patio doors opening to garden. Glazed panelled doors to reception hall.

Study/Living Room

Double glazed leaded light windows to front elevation. Doors to reception hall and kitchen.

Kitchen/Breakfast Room

Again, a beautifully proportioned room with Karndean flooring. Excellent range of granite work surfaces with cupboards, drawers and space under. Two larder units. Range of wall cupboards. Inset one and a half bowl sink unit with mixer tap. Bosch 4-ring gas hob with extractor fan over. Double oven and grill. Integrated fridge/freezer. Inset ceiling lighting. Folding bin store. Double glazed door to garden.

Utility Room

Work surface with cupboards under. Inset two and a half bowl sink unit with mixer tap. Plumbing for washing machine. Wall cupboards. Door to garage.

First Floor:

Landing

Access to insulated roof space. Airing cupboard housing hot water tank.

Bedroom One

Double glazed window to rear elevation.

• En-suite Dressing Room

Built-in double wardrobe cupboard. Leaded light window to front elevation.

• En-suite Bathroom

Panelled bath. Aqualisa shower unit. Fitted shower screen. Low level WC. Wash hand basin. Shaver point. Heated towel rail. Inset ceiling lighting. Tiled walls. Tiled flooring. Double glazed leaded light window to front elevation.

Bedroom Two

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

Bedroom Three

Double glazed leaded light window to front elevation.

Bedroom Four

Double glazed leaded light window to front elevation.

Bedroom Five

Double glazed window to rear elevation.

Family Bathroom

Panelled bath with Aqualisa shower unit and fitted shower screen. Low level WC. Wash hand basin. Chrome heated towel rail. Inset ceiling lighting. Tiled walls. Tiled flooring. Double glazed window to side elevation.

EXTERNALLY

The property enjoys extensive frontage to Burleigh Drive. A wide brick paviour driveway provides excellent parking and in turn gives access to a DOUBLE GARAGE with two separate up and over doors to front, window to side elevation, roof storage space, power and light, gas and electric meters. The FRONT GARDEN is laid to lawn with a variety of trees and

shrubs. The REAR GARDEN is a delightful feature, backing onto woodland. Immediately behind the house is an extensive paved terrace with retaining wall. Area of lawn interspersed with a number of specimen trees. Well-stocked flower beds. These gardens enjoy seclusion and are beautifully maintained.

VIEWING

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

DIRECTIONS

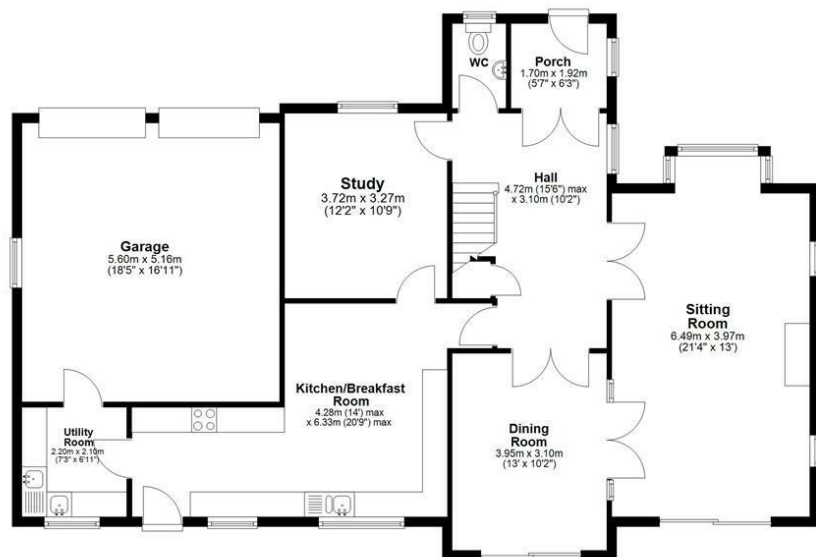
Leave Maidstone on the A249 Sittingbourne Road and proceed to the Chiltern Hundreds roundabout. Turn left into Penenden Heath Road. Continue to the mini-roundabout proceeding onwards into Sandling Lane. Continue on for some distance before turning right into Burleigh Drive.

Energy Efficiency Rating

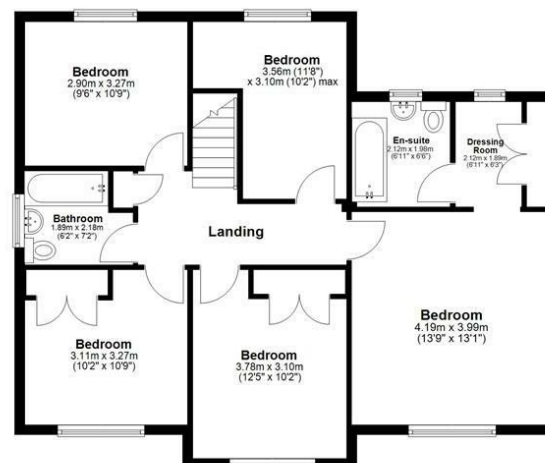
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Ground Floor



First Floor



Total area: approx. 180.1 sq. metres (1938.5 sq. feet)

