



Sutton Road, Maidstone, Kent, ME15 9AE

Price £325,000



The property is situated in an elevated position on Sutton Road in a popular residential area close to Maidstone town centre. The immediate area has excellent local amenities, with the county town itself providing a wide range of shopping, educational and social facilities.

The property comprises an older style detached bungalow which enjoys attractive mellowed brick elevations under a tiled roof and benefits from gas fired central heating and double glazing. The bungalow has a good sized garden to the rear. An internal inspection is thoroughly recommended by the sole selling agents. No forward chain. Tenure: Freehold. EPC Rating: D. Council Tax Band: D.



ACCOMMODATION

Double glazed entrance door to ...

Entrance Hall

Access to loft space.

Lounge 13'4 x 12'6 (4.06m x 3.81m)

Double aspect with double glazed window to side elevation and double glazed double doors opening to rear garden. Central fireplace.

Kitchen 11' x 7'1 (3.35m x 2.16m)

Double glazed window to side elevation. Range of work surfaces with drawers under. Inset single drainer sink unit with mixer tap and cupboards beneath. 4-ring gas hob. Vaillant gas fired boiler providing central heating and domestic hot water. Plumbing for washing machine. Part glazed door to ...

Utility Lobby

Utility area. Double glazed door to garden.

Bedroom One 11'5 x 10' (3.48m x 3.05m)

Double glazed window to front elevation.

Bedroom Two 11'5 x 10' (3.48m x 3.05m)

Double glazed window to front elevation.

Bathroom

Panelled bath with mixer tap and shower attachment. Mira shower unit. Wash hand basin. Low level WC.

Wall light. Part tiled walls. Double glazed window to rear elevation.

EXTERNALLY

A tarmacadam driveway provides parking. The FRONT GARDEN has been finished with artificial lawn, shingle and flower beds. There is a very good sized garden to the rear of the bungalow. Immediately behind the property is a paved terrace. The gardens lead on to areas of artificial and live lawn with well-stocked flower beds. At the foot of the garden is a further extensive terrace with summerhouse (16'8 x 11' max L-shaped measurements).

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 A229 Loose Road. Bear left at the Wheatsheaf Public House onto the A274, where the bungalow will be found after a short distance on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 57.5 sq. metres (619.1 sq. feet)

