

Ferris&Co



Monthly Rental Of £1,650.00 pcm
Holding deposit equivalent to 1 week's rent on application



17 Fullers Close
Maidstone , ME14 4LJ

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Situated in the popular residential area of Bearsted, this well-presented three-bedroom semi-detached home offers comfortable and practical accommodation. The ground floor provides a welcoming entrance hall, a good-sized lounge/diner and kitchen, with access out to the rear garden & garage. Upstairs, the property offers three bedrooms together with the family bathroom. Externally, the property benefits from a private driveway providing convenient off-road parking, along with a rear garden offering useful outside space.

Fullers Close is well positioned within the highly sought-after Bearsted area, offering convenient access to a range of local amenities, schools and transport connections. Bearsted village provides a good selection of shops, pubs, restaurants and everyday amenities, together with attractive countryside and village walks. Bearsted railway station offers services towards London, while Maidstone town centre is also within easy reach. For commuters, the property is conveniently placed for access to the M20 motorway, providing links towards London, the M25 and the Kent coast.

ENTRANCE HALL

Double glazed entrance door and side panel. Staircase to first floor. Double radiator. Under stairs storage cupboard with service meters.

LOUNGE 12' 11" x 10' 2" (3.93m x 3.10m)

Oak fire surround with inset marble and matching hearth, fitted gas fire with back boiler, supplying hot water and central heating throughout. Picture window to the front affording a southern aspect. Wide access to:

DINING ROOM 10' 9" x 8' 11" (3.27m x 2.72m)

Double radiator. Window and casement door overlooking the rear garden.

KITCHEN 10' 11" x 7' 4" (3.32m x 2.23m)

Fitted with units having oak effect door and drawer fronts with granite working surfaces. Inset stainless steel sink unit with cupboard under. Range of high and low cupboards with Hotpoint four burner gas cooker, stainless steel surround with matching oven and grill beneath. Plumbing for washing machine and dishwasher, space for fridge freezer. Double aspect windows. Half tiled walls. Thermostatic control for central heating. Ceramic tiled floor. Door to garden.

ON THE FIRST FLOOR

LANDING

Window to side with fitted blind affording an eastern aspect. Access to roof space.

BEDROOM 1 12' 11" x 10' 0" (3.93m x 3.05m)

Picture window to front affording a southern aspect. Wardrobe with hanging and shelving space. Radiator.

BEDROOM 2 10' 10" x 10' 2" (3.30m x 3.10m)

Picture window overlooking the rear garden. Built in wardrobe cupboard. Radiator. Built in linen cupboard with shelving.

BEDROOM 3 9' 11" x 9' 9" (3.02m x 2.97m)

Window to front affording a southern aspect. Built in wardrobe cupboard. Radiator.

BATHROOM 6' 3" x 6' 1" (1.90m x 1.85m)

White suite comprising 'P' shaped panelled bath with shower over. Wash hand basin. Low level W.C. Radiator. Window to rear. Integrated storage cupboards, fully tiled walls. Chromium plated heated towel rail. Ceramic tiled floor.

OUTSIDE

The front garden is laid to lawn with rhododendrons, roses and hebe. 65ft long driveway leading to detached brick garage with up and over entry door with attached car port proving further undercover parking. The rear garden extends to 36ft with raised patio area at the rear of the garden enjoying a sunny aspect.



DIRECTIONS

From our Bearsted office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the first turning on the left into Hogg Hill. At the mini roundabout take the third exit into Birling Avenue, turning first left into The Landway. Fullers Close will be found on the right hand side, the property being on the right as indicated by our signboard.



Energy performance certificate (EPC)

17 Fullers Close
Bearsted
MAIDSTONE
ME14 4LJ

Energy rating

C

Valid until:

21 September 2036

Certificate number:

8136-4621-7600-0762-6226

Property type

Semi-detached house

Total floor area

75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		