



Sutton Road, Maidstone, Kent, ME15 9BJ
Offers In The Region Of £450,000



The property is situated in a popular residential area close to Maidstone town centre. The immediate area has excellent local amenities. The county town itself provides a wide range of shopping, educational and social facilities.

The property comprises a deceptively spacious three bedroom chalet bungalow which is maintained to a very high standard. The property has extensive parking to the front and enjoys a delightful good sized garden to the rear with a pleasant woodland backdrop. The property benefits from double glazing and gas fired central heating and there is, we understand, cavity wall insulation. An internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Porch

Further double glazed double doors opening to ...

Reception Hall

Staircase to first floor. Under stairs cupboard.

Living Room

Double glazed window to front elevation.

Dining Room

Double glazed bay window to side elevation. Fitted wood burning stove.

Kitchen

Dual aspect. Extensive range of work surfaces with cupboards, drawers and space under. Beko oven. 4-ring induction hob with extractor fan over. Range of wall cupboards. Integrated dishwasher. Plumbing for washing machine.

Utility Area

Worktop and cupboards under. Door to ...

Side Lobby

Walk-in storage cupboard.

Bedroom Two

Double glazed window to front elevation.

Bedroom Three

Double glazed window to rear elevation.

Shower Room

Shower cubicle with Redring shower unit. Low level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Double glazed window to rear elevation.

First Floor:

Bedroom One

Double glazed windows to front elevation. The room is divided into two separate areas. One side accommodating bedroom space and the other side a walk in wardrobe. Door to ...

• En-suite Bathroom

Panelled bath with mixer tap and shower attachment. Low level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Extractor fan. Inset ceiling lighting. Tiled walls. Waterproof laminate flooring.

EXTERNALLY

There is an extensive paved parking forecourt providing excellent parking. The REAR GARDEN is a very good size and enjoys a delightful woodland backdrop. Immediately behind the house is a paved and shingled terrace. A meandering pathway leads through an area of lawn leading down to a large area for vegetables, including raised beds. Set in the garden is a cedar wood SUMMERHOUSE and SHED with power and light.


VIEWING

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

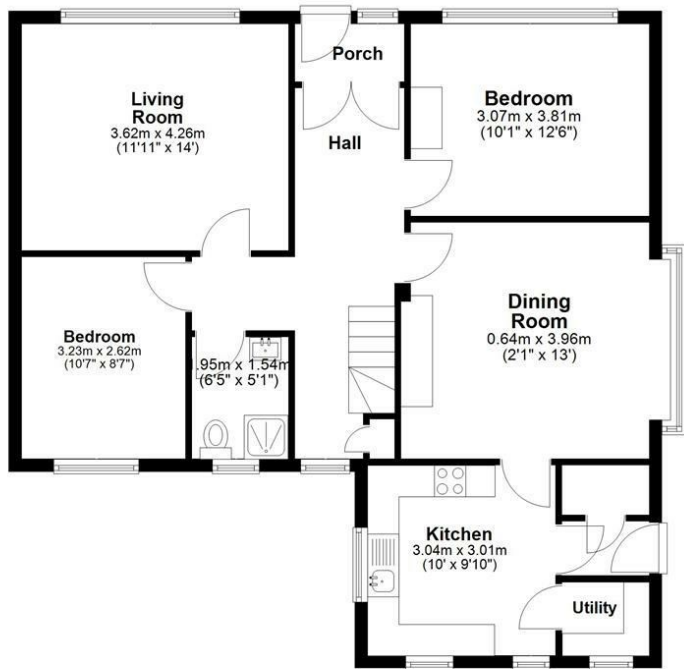
DIRECTIONS

Leave Maidstone on the A274 Sutton Road and proceed towards Sutton Valence. Proceed past Northumberland Road and continue on opposite the former Police Headquarters, the property will be found on the left hand side.

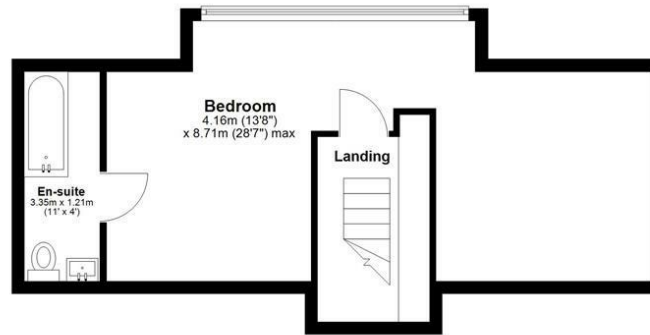
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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



First Floor



Total area: approx. 121.2 sq. metres (1304.4 sq. feet)

