



**10 Little Knoxes Close
Maidstone
ME16 9FD
OIEO £325,000**

**10
Little Knoxes Close**

**Maidstone
ME16 9FD**



Description

Fabulous opportunity to purchase this immaculate mid terraced house. Situated in a quiet cul-de sac close to a nature reserve on the popular Orchard Field development built 8 years ago by Bovis Homes for Hyde Housing. Conveniently placed within easy access of excellent local amenities, including shops for everyday needs, a main line railway station connected to London, Maidstone hospital and lovely countryside walks. The accommodation is very well proportioned and fitted to a high standard, there is an enclosed garden with shed and parking to the front. The property is sold on a freehold basis. Monthly service charge of £24.14 per month. Agents Note: Please note that the property is owned by a staff member at Ferris & Co.

Location

Located on the western outskirts of the town in the Barming area. Residents will benefit from plenty of open space on the development itself, including a children's play area, as well as great connections to London and the East Coast via the M20. For travel by rail, Barming train station is situated approximately 1 mile away with regular services to London Victoria and Ashford International. Maidstone East is also close by with added services to London Charing Cross. There are a selection of shops and food outlets within a 1/4 of a mile as is Maidstone hospital with regular bus services into the Town Centre. Educationally the area is well served with infant and junior schools on the Beverly estate and off Queens Road. For older children there is a wide selection of schools and colleges within 1/2 a mile. Maidstone town centre is some 2 miles distant with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema. 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

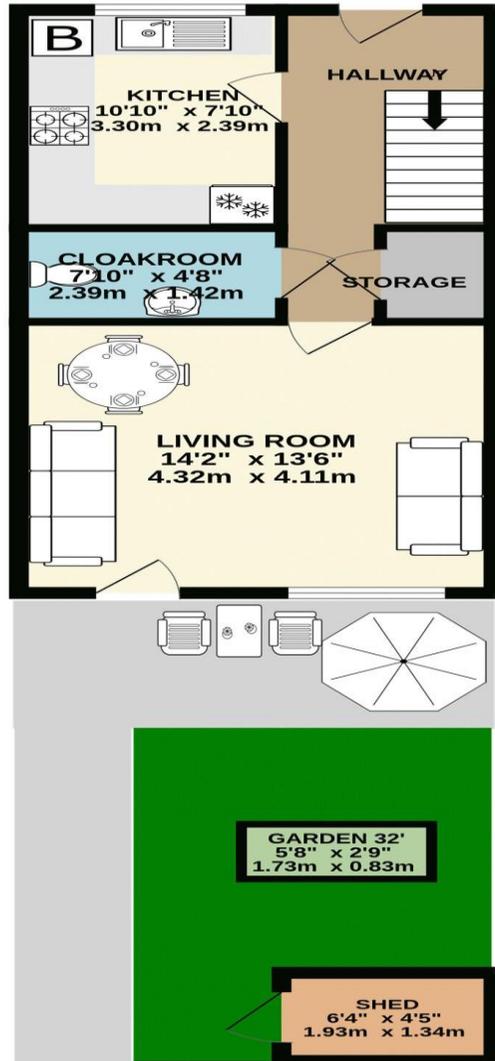
VIEWINGS STRICTLY BY APPOINTMENT

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

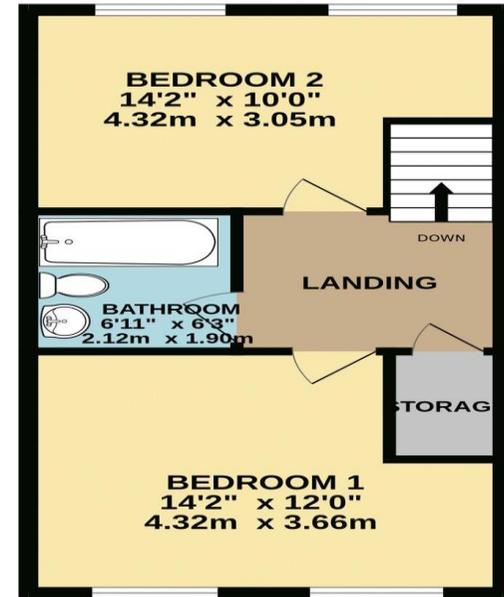


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

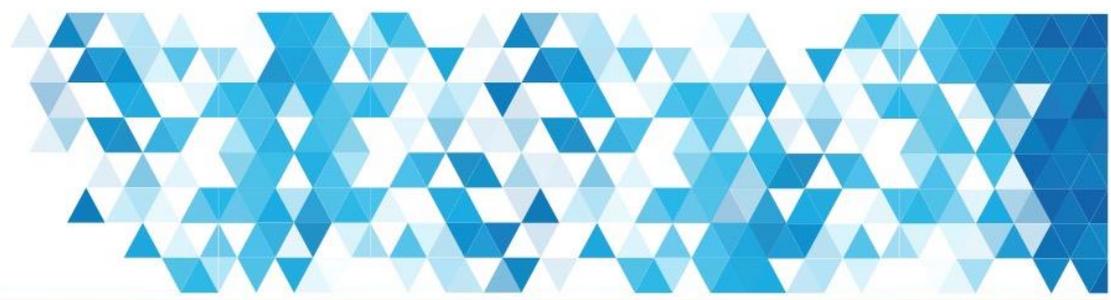


1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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.
Made with Metropix ©2025



ENTRANCE CANOPY

Outside light, outside meters cupboard, partly glazed entrance door with chrome furniture.

ENTRANCE HALL

Wood laminate flooring, radiator with decorative cover, staircase to first floor with timber ballustrade, newel post and oak handrail.

LIVING ROOM 14' 0" x 13' 5" (4.26m x 4.09m)

Continuous laminate flooring, double radiator, window and half glazed door to garden.

CLOAKROOM

White contemporary suite, with chrome plated fittings, pedestal wash hand basin, low level WC, ceramic tiled floor, radiator, split faced style tiled splashback.

KITCHEN 10' 10" x 7' 10" (3.30m x 2.39m)

Comprehensively fitted with white high gloss door and drawer fronts, stainless steel fittings and wood block effect work surfaces and upstand. One and half bowl stainless steel sink unit, mixer tap, 4 burner gas hob with oven beneath, stainless steel splash back and extractor hood above. space for washing machine, integrated fridge/freezer, tiled flooring, cupboard concealing Potterton gas boiler, window to front, fitted blinds.

ON THE FIRST FLOOR

LANDING

Timber ballustrade and oak hand rail, large built in heated storage cupboard, access to roof space, insulated and partly boarded.

BEDROOM 1 14' 0" x 10' 8" (4.26m x 3.25m)

Two windows to rear, radiator.

BEDROOM 2 13' 10" x 10' 0" MAX(4.21m x 3.05m)

Two windows to front, radiator.

FAMILY BATHROOM

White suite, chrome fittings, panelled bath, mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level WC, tiled splashbacks, light/shaver point, tiled flooring, radiator.

OUTSIDE

To the front of the property is a small shingle area with paving, allocated parking space, with adjacent visitors space. The rear garden extends to 32' fully fenced, with paved patio pathway, shingle relief, lawned area, timber gardens shed, rear pedestrian access.

Directions

From Maidstone leave via the Tonbridge Road, A26 in a westerly direction. After approximately 1 1/2 miles and at The Cherry Tree traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceed through the next traffic lights into Hermitage Lane, take the second turning on the left into Fullingpits Avenue continuing on into Little Knoxes which can be found on the right as indicated by our For Sale Board.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

