



Somerfield Road, Maidstone, Kent, ME16 8JJ

Guide Price £410,000 - £440,000



*** GUIDE PRICE: £410,000 - £440,000 *** A QUITE DELIGHTFUL 19th CENTURY COTTAGE, FULL OF CHARACTER, SITUATED AT THE END OF A LONG PRIVATE DRIVEWAY ***

Page & Wells are delighted to bring to the market this rarely available three-bedroom home that has so much to offer. The ground floor features a well-proportioned kitchen/diner, cloakroom and a spacious living room. On the first floor, there are three generous sized bedrooms and a shower room. The cottage retains much of its original character, with exceptionally high ceilings, creating a sense of space throughout. Further benefits include a newly fitted boiler, newly installed double glazing, off road parking and a detached garage. Somerfield Road is a no-through road and regarded as one of Maidstone's most sought-after roads. An internal viewing is highly recommended. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



ACCOMMODATION

Ground Floor:

Entrance door to ...

Kitchen/Diner

A well-proportioned room. The kitchen area having an excellent range of work surfaces with cupboards and drawers under. Inset one and a half bowl sink unit with side drainer. Range of wall cupboards. Neff 4-ring gas hob with extractor fan over. Neff oven. Integrated Zanussi fridge and separate freezer. Space for dishwasher and washing machine. Staircase to first floor. Double glazed windows to front elevation. Double glazed door to ...

Rear Porch

Tiled flooring. Port hole window. Windows to rear. Glazed panelled door to garden.

Living Room

Double aspect room with double glazed windows to front and rear elevations. Double glazed doors opening to further ...

Rear Porch

Tiled flooring. Window to rear. Glazed panelled double doors opening to garden.

Cloakroom

Low level WC. Wash hand basin in vanity unit with cupboards under. Tiled flooring. Window to rear elevation.

First Floor:

Reception Landing

Boiler cupboard concealing newly fitted Glow-Worm gas fired boiler serving central heating and domestic hot water.

Principal Bedroom

Double aspect with double glazed windows to front and rear elevations. Pine flooring.

Bedroom Two

Double glazed window to front elevation. Range of built-in wardrobe cupboards. Access to insulated roof space with boarding, loft ladder and electric light.

Bedroom Three

Double aspect with double glazed windows to front and side elevations.

Shower Room

Shower cubicle with Aqualisa shower unit. Low level WC. Wash hand basin in vanity unit with cupboards and drawers under. Heated towel rail. Part tiled walls. Inset ceiling lighting. Double glazed window to rear elevation.

EXTERNALLY

A long private driveway leads from Somerfield Road flanked by flower borders. The driveway widens to provide parking with DETACHED GARAGE. The driveway continues on to become shingle and leads down to the front of the house. The FRONT GARDEN is block paviour. There is a COURTYARD GARDEN to the rear with matching paviour and raised flower bed.

VIEWING

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

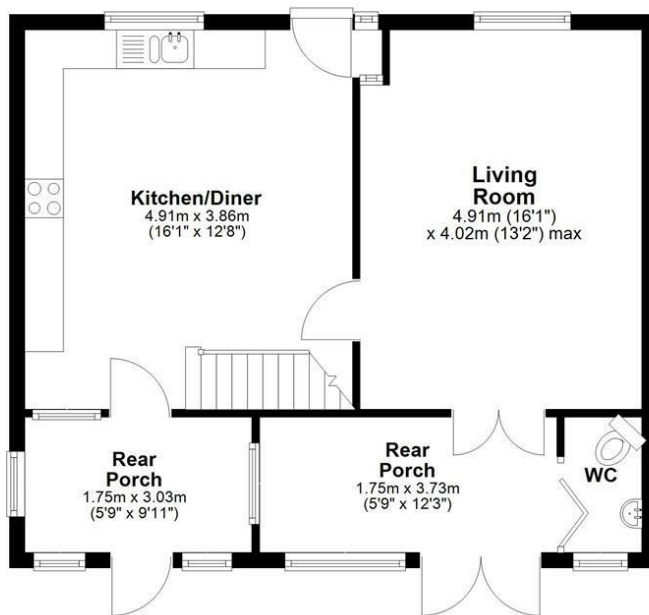
DIRECTIONS

Leave Maidstone on the A20 London Road. Proceed for a short distance before turning left at the traffic lights into Somerfield Road. Access to the property will be found on the left hand side.

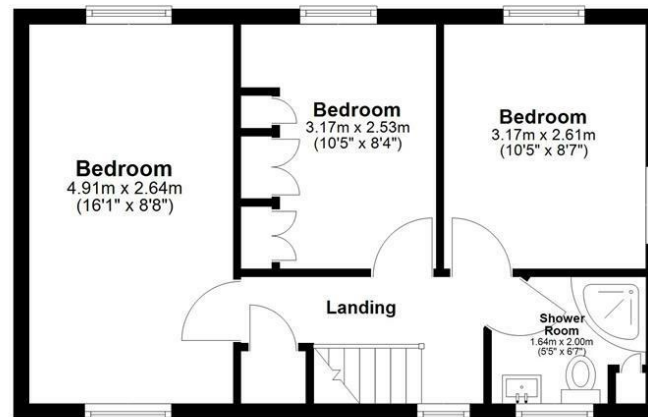
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	

Ground Floor



First Floor



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

