



**10 St. Francis Close
Penenden Heath, Maidstone
Offers in Excess of £700,000**

10
St. Francis Close
Penenden Heath
Maidstone
ME14 2FR



Description

A substantial and beautifully positioned detached family residence occupying a delightful setting overlooking a wooded park area, approached via a private drive within this small and exclusive development. The property was constructed by the highly regarded Linden Homes within the former grounds of St Francis School, with the architecture thoughtfully designed to reflect traditional styling, featuring attractive façades complemented by decorative soldier courses, string courses and Kentish ragstone detailing.

The current owners have thoroughly enjoyed raising their family in this spacious and well-proportioned home, which offers an excellent balance of living and bedroom accommodation. Ideally situated, the property provides convenient access to the town centre, mainline railway station, highly regarded schools and the comprehensive motorway network, making it perfectly suited for modern family living.

Extending to just under 2,500 sq ft, the accommodation includes five generous double bedrooms, two of which benefit from en-suite facilities, together with a well-appointed family shower room. The ground floor provides an impressive entrance hall with cloakroom, a spacious lounge and an elegant dining room, creating a versatile and welcoming environment for both everyday living and entertaining, adding to which is a traditional kitchen / breakfast room with a separate utility room, useful study, conservatory and cloakroom. Integral double garage and brick paviour driveway for convenience.

Location

Penenden Heath is a highly desirable suburb of North Maidstone steeped in history with a selection of local amenities including shops providing for everyday needs, recreational facilities on the Heath including tennis, bowls, together numerous countryside walks, children's play area and pre-school. Educationally the area is well served with the local Sandling School catering for infants and juniors being some 1/4 mile distant. The town centre is easily accessed by regular bus services from the Boxley Road with excellent shopping facilities at Fremlins Walk and The Mall, two museums, theatre, County library, multi-screen cinema and two railway stations connected to London. For older children there is a variety of schools and colleges in and around the town centre. 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

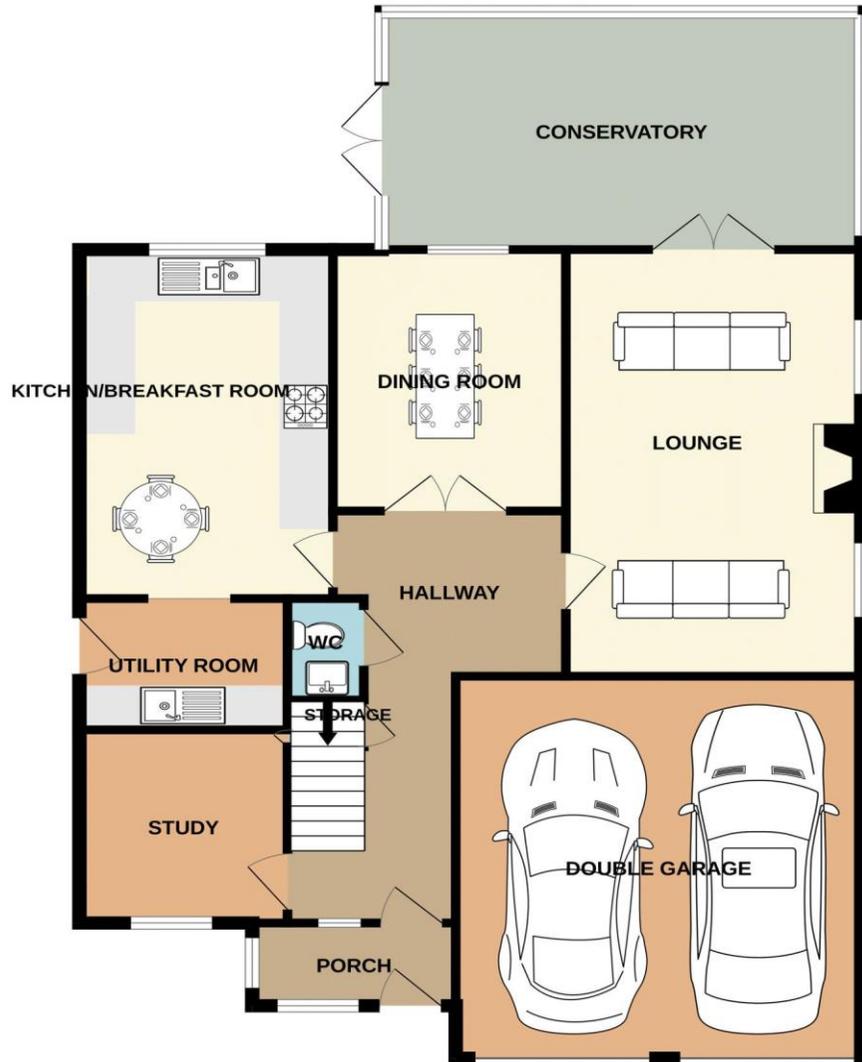
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VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (217.9 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.
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ON THE GROUND FLOOR

Continuous wood effect vinyl flooring throughout most of the ground floor.

ENTRANCE PORCH

Glazed uPVC entrance door with side panel windows, additional window to the side, marquetry-effect tiled flooring, exposed brickwork, and a wooden internal entrance door with decorative glazed panes and brass fittings leading to:

ENTRANCE HALL

Spacious hallway featuring a staircase to the first floor with a wooden balustrade and decorative newel post, understairs storage cupboard, integral access to the double garage, and a radiator.

CLOAKROOM

Contemporary white suite with contrasting black fittings, comprising a low-level WC and a modern rectangular wash hand basin with mixer tap and storage drawers beneath. Black contemporary heated towel rail, fully tiled walls and flooring with striking blue and white geometric diamond-pattern tiles, and extractor fan.

LOUNGE 19' 1" x 12' 0" (5.81m x 3.65m)

Feature gas fireplace with marble surround and hearth, two windows to the side elevation, decorative coving, five wall light points, two radiators, and glazed double doors leading to:

CONSERVATORY 19' 6" x 10' 7" (5.94m x 3.22m)

Enjoying views over the garden, with a polycarbonate roof and glazed double casement doors opening out onto the garden.

DINING ROOM 11' 8" x 9' 5" (3.55m x 2.87m)

Window overlooking the conservatory, four wall light points, and a radiator.

KITCHEN / BREAKFAST ROOM 15' 7" x 10' 4" (4.75m x 3.15m)

Comprehensively fitted with a range of high and low level units featuring wood-effect doors and drawer fronts with chrome fittings, complemented by granite-effect work surfaces. Glass display cabinet with lighting and open display shelving, integrated dishwasher, eye-level Hotpoint oven and grill, and integrated fridge freezer. Four-burner gas hob with extractor hood above, tiled splashbacks and upstands, and low-voltage recessed lighting. Window overlooking the rear garden, ceramic tiled flooring and radiator. Wide opening to:

UTILITY ROOM 8' 5" x 5' 10" (2.56m x 1.78m)

Continuous ceramic tiled flooring, stainless steel sink with mixer tap and drainer set into a granite-effect work surface with cupboard beneath, plumbing for a washing machine and space for a tumble dryer. Window and single half-glazed casement door leading to the rear garden, and extractor fan.

STUDY 8' 8" x 8' 5" (2.64m x 2.56m)

Window to the front elevation, radiator, and built-in cupboard.

ON THE FIRST FLOOR

Continuous wood effect vinyl flooring throughout most of the first floor.

LANDING

Access to the roof space, arched window to the front elevation, built-in storage cupboard with hanging rail

and shelving, and double-door airing cupboard housing the water system.

BEDROOM 1 16' 6" x 13' 3" (5.03m x 4.04m)

Dual-aspect windows to the front and side elevations, two double built-in wardrobes, and a fitted dressing table with two chests of drawers beneath. Headboard recess with fitted bedside wardrobes, storage above and display shelving, radiator, and door leading to:

EN-SUITE SHOWER ROOM 7' 7" x 7' 2" (2.31m x 2.18m)

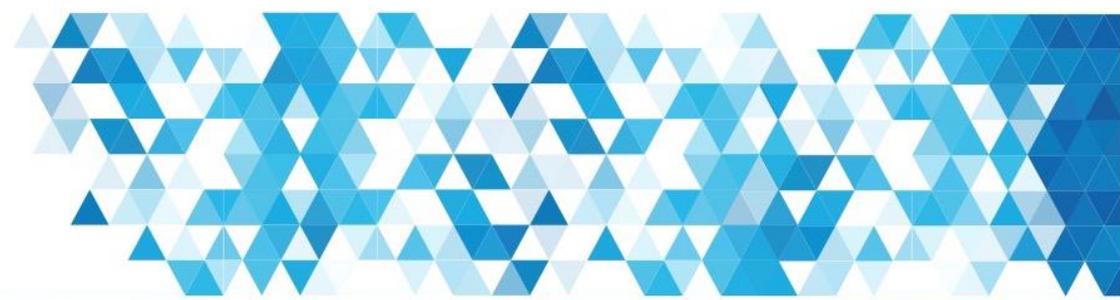
White suite with brass fittings comprising a low-level WC with concealed cistern, vanity unit with porcelain top and inset sink with mixer tap and storage beneath, and a P-shaped bath with rainfall shower and handheld attachment with glass screen. Marble-effect Aquaboard wall panelling and flooring, window to the side elevation, heated towel rail, low-voltage recessed lighting, and extractor fan.

BEDROOM 2 13' 6" x 11' 11" (4.11m x 3.63m)

Window to the rear elevation, headboard recess with fitted bedside wardrobes, bedside tables and display shelving above, radiator, built-in storage cupboard with hanging rail and shelf, and door leading to:

EN-SUITE SHOWER ROOM 8' 5" x 5' 7" (2.56m x 1.70m)

White suite with chrome fittings comprising a vanity unit with low-level WC and concealed cistern, wash hand basin with mixer tap and storage beneath, and a step-in shower cubicle with rainfall shower head, handheld attachment, and sliding glass doors. Fully tiled marble-effect walls and flooring, with feature blue and white geometric diamond-pattern tiling



within the shower area. Contemporary heated towel rail and extractor fan.

BEDROOM 3 13' 6" x 9' 4" (4.11m x 2.84m)

Window to the rear elevation, fitted double bedside wardrobes with bedside tables and display shelving above, and a radiator.

BEDROOM 4 13' 6" x 10' 6" (4.11m x 3.20m)

Window to the rear elevation, fitted bedside wardrobes with display shelving, and a radiator.

BEDROOM 5 11' 0" x 8' 5" (3.35m x 2.56m)

Window to the front elevation, fitted bedside wardrobes with display shelving, and a radiator.

SHOWER ROOM 10' 8" x 7' 2" (3.25m x 2.18m)

White suite with brass fittings comprising a low-level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, and a step-in shower cubicle with rainfall shower head, handheld attachment, and sliding glass door. Marble-effect Aquaboard wall panelling and flooring, low-voltage recessed lighting, window to the side elevation, brass heated towel rail, and extractor fan.

OUTSIDE

To the front of the property there is a brick paviour driveway providing off-road parking, together with a lawned area and mature trees and shrubs. Side pedestrian access leads to the rear garden. The rear garden features a composite decked area with balustrade adjoining the house, a lawned section, and a decorative barked area planted with mature trees and shrubs including Silver Birch, Yucca and Camellia. There is also a further patio area to the rear, fully enclosed fenced boundaries, and an outside tap.

Directions

From our Penenden Heath Office, proceed in a southerly direction into Boxley Road, taking the first turning on the left into Heathfield Road, first right into St Francis Close, the property can be found a short distance along on the right hand side.





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