

Ferris&Co



Monthly Rental Of £2,250.00 pcm
Holding deposit equivalent to 1 week's rent on application



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Maidstone, ME14 5DN

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Westwood House
Thurnham Lane
Maidstone, Kent
ME14 4QZ

DESCRIPTION

Ferris & Co are delighted to offer this beautifully presented four-bedroom detached family home, situated within the highly desirable Shaw Close development in Penenden Heath. Offering spacious accommodation throughout, a double garage, generous driveway parking and an attractive rear garden, this superb home is ideal for families and professionals alike. The property has been finished to a high standard and provides well-balanced living space, including a welcoming entrance hall, a generous dual-aspect living room, a separate dining room, and a modern fitted kitchen/breakfast room with ample storage and workspace. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the home benefits from a private rear garden, ideal for entertaining or relaxing, while to the front there is a substantial block-paved driveway providing parking for several vehicles

ON THE GROUND FLOOR
ENTRANCE HALL

Wooden front door with glazed panels and brass fittings, opening into a welcoming hallway featuring a recessed doormat, window to front and wood laminate flooring. There is a built-in cupboard housing the Growatt solar panel batteries and controls, along with a useful understairs storage cupboard. A staircase rises to the first floor, complemented by a dado rail and radiator.

CLOAKROOM

White suite with chrome fittings, comprising a low-level WC and wash hand basin with mixer tap. Finished with wood laminate flooring, a side-aspect window, and partially tiled walls to dado height.

LOUNGE 15' 11" x 15' 4" (4.85m x 4.67m)

Continuous wood laminate flooring throughout, with a box bay window to the front. Feature gas fireplace with a black surround, marble inset and hearth, two radiators, and double doors opening into:

DINING ROOM 14' 5" x 9' 1" (4.39m x 2.77m)

Continuous wood laminate flooring, radiator, and glazed sliding doors providing access to the rear garden.

KITCHEN / BREAKFAST ROOM 14' 5" x 14' 2" (4.39m x 4.31m)

A good range of high and low-level units with dove grey high-gloss doors and drawer fronts, complemented by a stainless steel one-and-a-half bowl sink with mixer tap and drainer, positioned beneath a window overlooking the garden. Features include metro tiled splashbacks with matching upstands, a Zanussi oven and grill with four-burner gas hob and extractor above, plumbing for a washing machine and dishwasher, and an integrated fridge freezer. Finished with low-voltage recessed lighting and a wooden door providing access to the rear garden.

ON THE FIRST FLOOR
LANDING

Dado rail, radiator, access to the loft space, and an airing cupboard housing the water tank.

BEDROOM 1 12' 7" x 9' 2" (3.83m x 2.79m)

Window to the front, radiator, and a built-in wardrobe cupboard, with a door leading to:

EN-SUITE SHOWER ROOM 6' 5" x 5' 6" (1.95m x 1.68m)

White suite with chrome fittings, comprising a low-level WC and wash hand basin with mixer tap, along with a step-in shower cubicle fitted with an Aqualisa Quartz shower. Finished with ceramic tiled flooring, partially tiled walls, a radiator, side-aspect window, and low-voltage recessed lighting.

BEDROOM 2 11' 0" x 9' 9" (3.35m x 2.97m)

Window to the rear, radiator, and a built-in wardrobe cupboard.

BEDROOM 3 10' 6" x 7' 3" (3.20m x 2.21m)

Window to the rear, radiator, and a single built-in wardrobe cupboard.

BEDROOM 4 9' 2" x 7' 0" (2.79m x 2.13m)

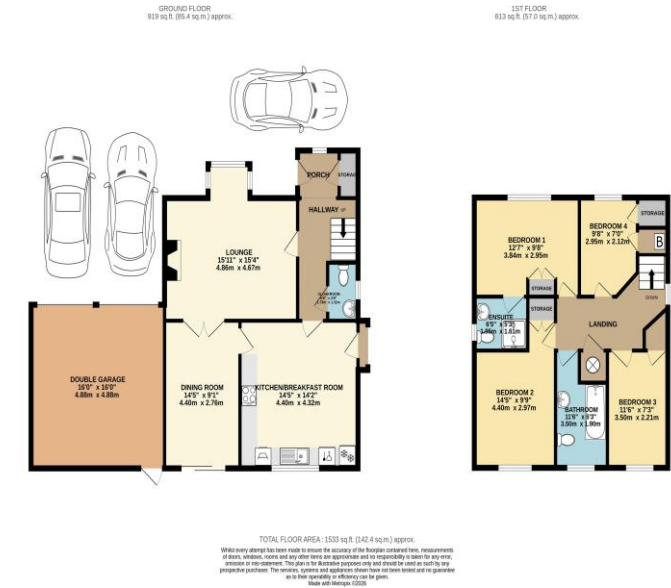
Window to the front, radiator, and two built-in wardrobe cupboards, one with a hanging rail and the other housing the Glow-worm boiler.

BATHROOM 7' 4" x 6' 3" (2.23m x 1.90m)

White suite with chrome fittings, comprising a low-level WC, wash hand basin, and panelled bath with Aqualisa Quartz shower over and tiled surround. Finished with ceramic tiled flooring, partially tiled walls, a rear-aspect window, and a radiator.

OUTSIDE

To the front of the property is a paved driveway providing off-road parking for three to four vehicles, with outside lighting, a side pedestrian gate leading to the rear garden, and a double garage with up-and-over doors. The property also benefits from solar panels. The rear garden features a paved patio area adjoining the house, a lawned section, and well-stocked borders with mature shrubs and trees, including holly and ivy. The garden is fully enclosed with fenced boundaries and includes an outside light and water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		