



21a Westmorland Road  
Shepway, Maidstone  
ME15 8BE

Offers in Excess of £425,000

**21a  
Westmorland Road  
Shepway  
Maidstone  
ME15 8BD**



## Description

Superb opportunity to purchase one of 2 recently completed new homes offered with a 10 year building guarantee. Located in this well established position on the southern outskirts of the Town within a quarter of a mile of Mote Park. This new build home has been constructed to a high standard, which is immediately obvious as the threshold is crossed. With luxury Karndean hard flooring and sumptuous deep pile carpeting to the first floor and lounge, oak internal doors with chrome furniture, beautifully fitted kitchen dining family room with high gloss door and drawer fronts with complimenting limestone effect working surfaces, full range of integrated appliances, luxuriously appointed family bathroom, en-suite and downstairs cloakroom, spacious entrance hall and landing, three double bedrooms, en-suite to the principal bedroom, porcelain tiled patio and courtyard and driveway. Gas heating, double glazed windows, high levels of insulation culminating in expected low utility costs, contemporary architraves and skirting boards. Sold with no forward chain. Agents note: The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.

## Location

Located in this well established and popular residential position on the southern outskirts of the town, conveniently placed within easy access of a good selection of local amenities with shops at Cumberland parade catering for everyday needs, local infant and junior school together with regular bus services into town centre some 1 1/2 miles distant. Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool, is within a 1/4 of a mile. The County Town offers excellent facilities including shops at Fremlins Walk and The Mall, two museums, theatre, county library, multi-screen cinema and wide selection of schools and colleges for older children. There are two railway stations connected to London, the M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

### Council Tax Band

2

### 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  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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

### ENTRANCE HALL 17' 5" x 7' 0" (5.30m x 2.13m)

Composite entrance door with decorative window panes, Karndean flooring, double door storage cupboard housing consumer unit, radiator, staircase to first floor, low voltage recess lighting.

### CLOAKROOM 5' 1" x 4' 2" (1.55m x 1.27m)

White suite, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards beneath, split faced ceramic splashback, Karndean flooring, radiator, low voltage recess lighting.

### LOUNGE 17' 5" x 9' 7" (5.30m x 2.92m)

Window to front with a pleasant open outlook, bi-folding doors to the rear garden, low voltage recess lighting, two radiators, deep pile carpets.

### KITCHEN/DINING/FAMILY ROOM 17' 5" x 15' 6" (5.30m x 4.72m)

Stunning range of high and low level units with white high gloss door and drawer fronts with complimenting limestone effect working surfaces, integrated oven and grill with five burner gas hob and extractor hood above, Lamona dishwasher, Lomona washer dryer, fridge freezer, one and a half bowl acrylic sink with drainer and chrome mixer tap, cupboard housing Logic combination boiler supplying heating and domestic hot water throughout (installed June 2025), triple aspect with windows to the front, rear and double casement doors leading to secluded south facing patio area of the garden, Karndean flooring, low voltage recess lighting, two radiators.

## ON THE FIRST FLOOR

### LANDING 12' 0" x 7' 0" (3.65m x 2.13m)

Large window to rear, access to roof space, radiator, low voltage recess lighting, deep pile carpets.

### BEDROOM 1 13' 3" x 9' 7" (4.04m x 2.92m)

Window to front with a pleasant open outlook, double radiator, low voltage recess lighting, deep pile carpets, door to:

### EN-SUITE SHOWER ROOM 9' 7" x 4' 2" (2.92m x 1.27m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with cupboards under and mixer tap, step in shower with glass door, hand held and rainforest shower head, split faced ceramic splashbacks, chromium plated heated towel rail, Karndean flooring, low voltage recess lighting, extractor fan, window to side.

### BEDROOM 2 15' 6" x 8' 6" (4.72m x 2.59m)

Window to front with pleasant open outlook, low voltage recess lighting, double radiator, deep pile carpets.

### BEDROOM 3 9' 5" x 8' 11" (2.87m x 2.72m)

Window to front with pleasant open outlook, low voltage recess lighting, radiator, deep pile carpets.

### BATHROOM 7' 5" x 5' 10" (2.26m x 1.78m)

White suite with chrome fittings, low level WC with concealed cistern, wash hand basin with mixer tap and cupboards underneath, panelled bath, split faced ceramic splashbacks, chromium plated heated towel rail, window to front, Karndean flooring, low voltage recess lighting, extractor fan.

## OUTSIDE

To the front of the property there is a brick paviour driveway, porcelain tiled pathway to entrance door. The rear garden wraps around the property, with porcelain tiled seating areas and pathways, secluded seating area accessed via the kitchen diner, area for formal lawn to be laid, shingle area perfect for further seating, concrete base perfect for a garden shed, fully fenced boundaries, outside tap and lighting, two pedestrian gates to the front (one opens onto the driveway).

## Directions

From Maidstone leave via the Ashford Road A20, after approximately one mile turn right at the traffic lights into Willington Street. Northumberland Road will be found



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