BLUEBELL ESTATES

4, Leamington Drive, Maidstone, ME16 0WP

Offers In Excess Of £435,000

A spacious 4 bedroom, 2 bathroom family home in a no-through road location on this sought after development.

- 4 Double Bedroom Family Home with 2 Bathrooms and Ground Floor Cloakroom
- Situated on a Lovely Development With Mature Trees, Childrens Activity Walk and a Central Tree Filled Lawned Square
- 19ft Living Room and Separate Family Room
- 16ft Glass Roofed Conservatory Used As Dining Area Linking Kitchen with Living Room
- Kitchen-Breakfast Room and Separate Utility
- Master Bedroom With Vaulted Ceiling, Juliette Balcony and En-Suite
- Built In Wardrobes to All Bedrooms
- Family Bathroom
- 40ft x 30ft Rear Garden
- 1.5 Length Garage with Electric Door and Driveway for 1-2 Cars

If you are looking for a large family home on a quiet development with great access to the Oakwood Park Schools then look no further. If you have older children at St Simon Stock, Oakwood Park Grammar, St Augustine Academy or Mid Kent College then they could walk to Oakwood Park which is just 700m away. For younger ones there is West Borough Primary School 1km away or St Francis Catholic Primary School 500m away and both were rated as Good in the latest Ofsted inspection report. If you work at the hospital then you will enjoy the cut through that takes you there from this development and is just 300m away. Commuters to London can either walk 1.3 miles to Barming with a journey time to Victoria of just over an hour or 1.5 miles to Maidstone West with a journey time as low as 51 minutes to St Pancras. We are sure that you will love the area and the space and practicality that this modern family home offers so for more information or to arrange a viewing please contact us on 01622 717500.

Maidstone
Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The town has links to junctions 5, 6 and 7 of the M20 providing road access to London

Accommodation as follows
Double glazed front door into entrance Hall.

Entrance Hall
Oak effect laminate flooring. Radiator. Doorway to living room, family room, kitchen and cloakroom. Cupboard under stairs.

Living Room
19 x 11'4 (5.79m x 3.45m)
Double glazed window to front. Oak effect laminate flooring. 2 Radiators. Feature fireplace with gas fire. Opening to conservatory.

Conservatory
16'6 x 10'11 (5.03m x 3.33m)
Double glazed conservatory with electric under floor heating and tile effect vinyl flooring. Bi-folding doors to garden.

Kitchen
11'2 x 9'9 (3.40m x 2.97m)
A range of units with painted door and drawer fronts and roll top work surfaces over. Inset stainless steel 1.5 bowl and drainer with chrome mixer tap. Built-in eye level double oven. Gas hob with extractor over. Integrated fridge/freezer. Space for dishwasher. Radiator. Doors to utility. Double glazed window to rear.

Utility Room
7'2 x 5'7 (2.18m x 1.70m)
Space for washing machine and tumble dryer. Inset bowl and drainer with chrome taps. Radiators. Tiled flooring.

Family Room
11' x 9'3 (3.35m x 2.82m)
Double glazed window to front. Carpeted flooring. Radiator.

Cloakroom
5'8 x 3' (1.73m x 0.91m)
A white suite with wall mounted basin and low level WC. Inset spotlights to ceiling. Tiled flooring. Radiator.

Stairs/Landing
Carpeted stairs from entrance hall to first floor landing with doors to all first floor bedrooms and family bathroom. Radiator. Access to loft via hatch. Airing cupboard housing hot water cylinder.

Master Bedroom
11'3 x 11'11 into wardrobes (3.43m x 3.63m into wardrobes)
Double glazed window to side. Carpeted flooring. Radiator. 2 Built-in wardrobes. Double glazed french door to rear with Juliet balcony over looking garden. Door to en-suite.

En-suite
5'2 x 7'10 (1.57m x 2.39m)
A white suite with large shower enclosure and Aqualisa remote shower. Inset spotlights to ceiling. Tiled flooring. Localised tiling to walls. Chrome heated towel rail. Obscured double glazed window to side.

Bedroom 2
9'10 x 11'7 into wardrobes (3.00m x 3.53m into wardrobes)
Double glazed window to front. Carpeted flooring. Radiator. Built-in double wardrobes.

Bedroom 3
8'11 x 11'7 into wardrobes (2.72m x 3.53m into wardrobes)
Double glazed window to rear. Carpeted flooring. Radiator. Built-in wardrobes.

Bedroom 4
8'11 x 11'6 into wardrobes (2.72m x)
Double glazed window to rear. Carpeted flooring. Built-in wardrobes. Radiator.

Family Bathroom
6'9 x 5'7 (2.06m x 1.70m)
A white suite comprising bath with chrome mixer tap and shower attachment, pedestal bath and chrome taps and low level WC. Oak effect vinyl flooring. Obscured double glazed window to rear. Localised tiling to walls. Inset spotlights to ceiling.

Outside

Front Garden
Hedge to front boundary with path leading to front door under storm porch.

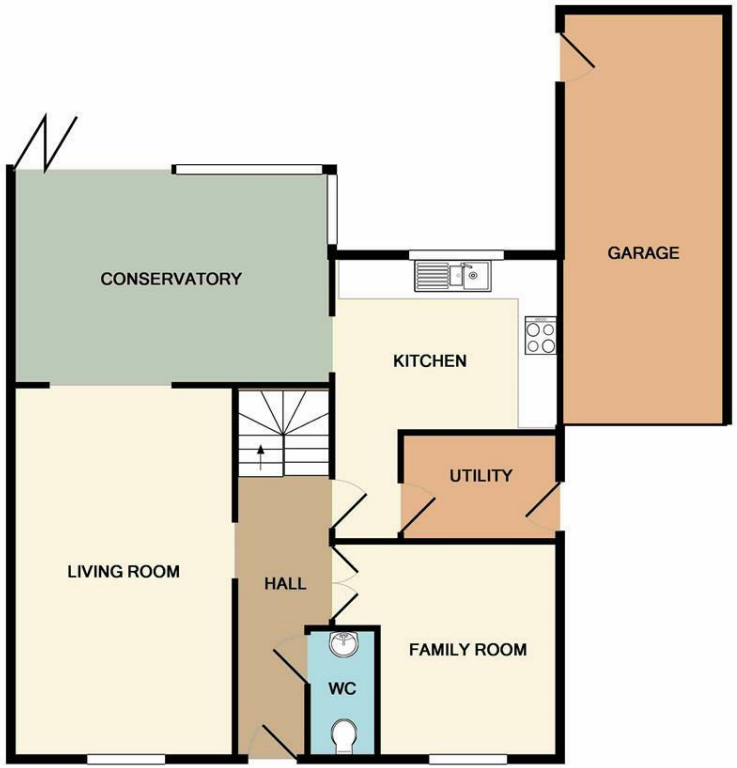
Rear Garden
A north west facing rear garden measuring around 40ft x 30ft and being mainly laid to lawn with patio area to immediate rear and variety of shrubs and plants. Outside tap.

Garage
21'11 x 8'5 max (6.68m x 2.57m max)
Electric up and over front door. Power and light. Double glazed door to garden.

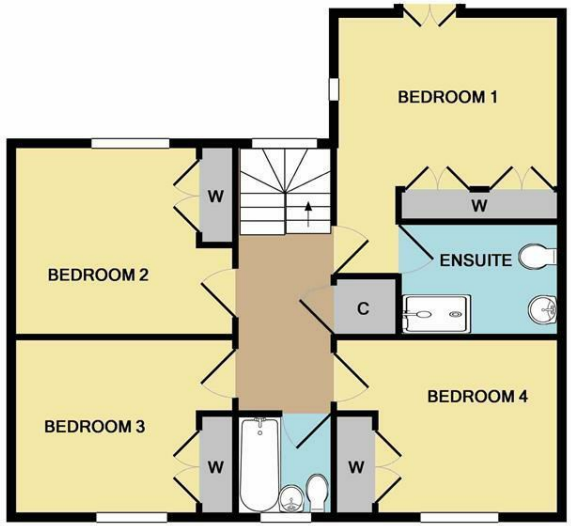
Driveway
IRO 22ft long providing parking for 1-2 cars leading to garage.

Services
Electricity, Gas, Water and mains drainage

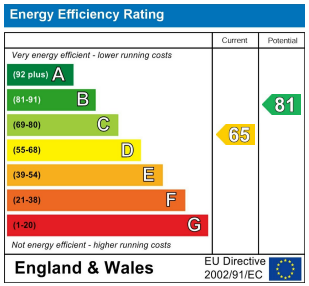
Viewing Arrangements
By appointment through:-
Bluebell Estates
27 High Street
Aylesford
Kent
ME20 7AX
Tel: 01622 717500
Web: www.bluebell-estates.co.uk

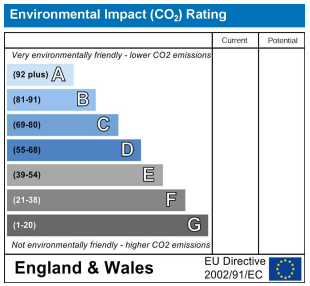


GROUND FLOOR



1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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