



14 Lambert Drive, Maidstone, ME15 8WN
Guide Price £520,000

**** GUIDE PRICE £520,000 - £540,000 ** EXECUTIVE FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER DEVELOPMENT CONVENIENTLY LOCATED FOR LOCAL AMENITIES**

Presenting an exceptional detached family home nestled within a highly regarded development. This property offers easy access to a variety of local amenities such as Aldi, Costa, and a prominent Primary School. The residence is conveniently positioned a short 3 miles away from Maidstone, the County Town of Kent, offering a range of social, shopping and educational facilities, including sought after Grammar Schools.

This home impresses with spacious and adaptable accommodation. Inside, there is an entrance hall, a convenient ground floor cloakroom, a generous lounge that stretches the entire length of the house, and a captivating open-plan kitchen/diner/family room adorned with superior quality kitchen units, integrated appliances, and a pantry cupboard. Complementing this space is a practical utility room which completes the ground floor accommodation. On the first floor, there are four spacious bedrooms, with the main bedroom benefiting from an en-suite shower, and a family bathroom.

Outside, the property features a nearly enclosed rear garden graced with a patio seating area, a tasteful pergola, a garden shed and a raised pond, all contributing to a harmonious outdoor setting. Additionally, the garage boasts a front storage area and a rear office, while a block-paved driveway ensures off-road parking convenience. Notable amenities include high-speed internet connectivity, solar panels and an electric car charger. Tenure: Freehold. EPC Rating: B. Council Tax Band: F



GROUND FLOOR

Entrance Hall

Lounge 21'3" x 11'7" (6.50m x 3.55m)

Kitchen/Dining/Family Area 24'9" x 11'7" (7.55m x 3.55m)

Utility Room 6'6" x 5'4" (2.00m x 1.64m)

W/C

FIRST FLOOR

Landing

Bedroom 1 11'9" x 11'6" (3.60m x 3.53m)

En-Suite

Bedroom 2 11'7" x 10'3" (3.55m x 3.13m)

Bedroom 3 11'9" x 9'4" (3.60m x 2.87m)

Bedroom 4 10'7" x 7'11" (3.23m x 2.43m)

Family Bathroom

EXTERNALLY

Garden

Store 9'8" x 7'5" (2.95m x 2.28m)

Office 11'8" x 9'8" (3.57m x 2.95m)


VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

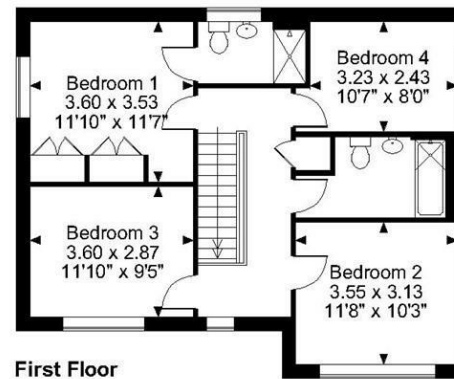
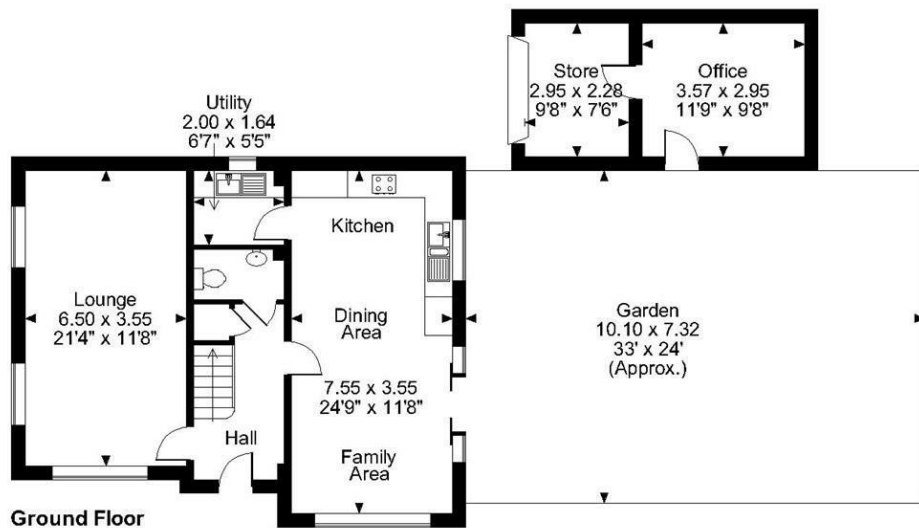
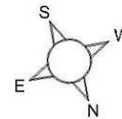
Charges:

Management fees approximately £300 per annum.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	

Lambert Drive, Maidstone
Approximate Gross Internal Area
Main House = 1386 Sq Ft/129 Sq M
Store & Office = 195 Sq Ft/18 Sq M
Total = 1581 Sq Ft/147 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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