



Norrington Road, Maidstone, Kent, ME15 9RB
Offers In The Region Of £450,000

THREE BEDROOM HOME WITH OPEN PLAN KITCHEN/DINER IN A SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF OFSTED 'OUTSTANDING' LOOSE PRIMARY SCHOOL.

Situated in the ever-popular village of Loose, this attractive three-bedroom home offers the perfect blend of space, comfort and convenience, making it an ideal choice for families. The property falls within the catchment area of the Ofsted-rated Outstanding Loose Primary School and is within easy walking distance of a range of local amenities, including Sainsbury's Local, the Post Office and the Chequers Inn public house. For commuters, Staplehurst and Marden mainline stations are just a short drive away, providing regular services to London Bridge, Waterloo and Cannon Street.

The accommodation is both spacious and versatile. The ground floor comprises a welcoming entrance hall, a cosy lounge to the rear and a superb open-plan kitchen/diner perfect for entertaining. There is also a useful utility room and downstairs wet room.

On the first floor, the principal bedroom is generously proportioned and benefits from a dressing room. There are two further bedrooms, one double and one single, along with a modern family bathroom.

Externally, the property features a driveway offering off-road parking for multiple vehicles, an integral garage with conversion potential, and a well-maintained, enclosed rear garden, predominantly laid to lawn, featuring a patio seating area with a large remote controlled retractable awning and complemented by mature shrubs, vegetable beds, a greenhouse, and a summer house. Further benefits include solar panels, which contribute to reduced running costs.

Homes in this desirable location are always in high demand. Early viewing is strongly recommended, contact Page & Wells, Loose Office today to arrange your appointment and avoid disappointment.



GROUND FLOOR

Entrance Hall

Lounge 20'8" x 12'4" (6.31m x 3.77m)

Kitchen/Dining Room 18'6" x 15'1" (5.65m x 4.60m)

Utility Room 10'4" x 6'0" (3.15m x 1.83m)

Wet Room

FIRST FLOOR

Bedroom 1 18'4" x 15'1" (5.60m x 4.60m)

Dressing Room

Bedroom 2 10'0" x 7'6" (3.05m x 2.29m)

Bedroom 3 8'3" x 8'0" (2.53m x 2.45m)

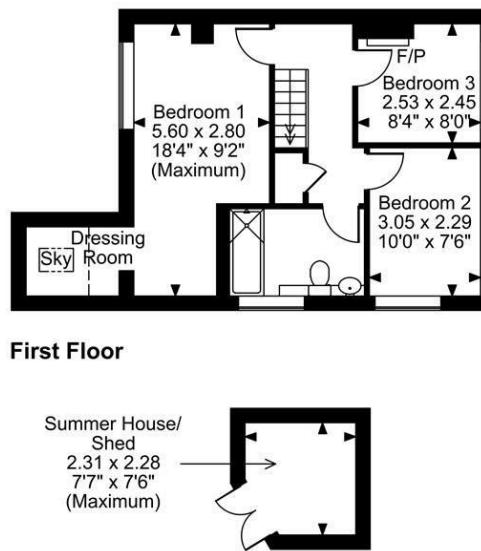
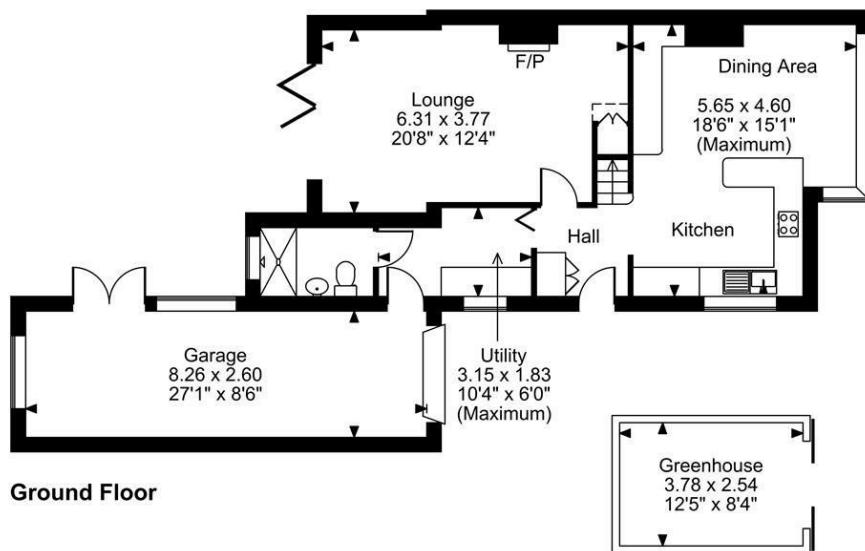
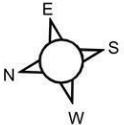
Family Bathroom

EXTERNALLY

Garage 27'1" x 8'6" (8.26m x 2.60m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Norrington Road, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1095 Sq Ft/102 Sq M
Garage = 231 Sq Ft/21 Sq M
Greenhouse & Summer House/Shed = 155 Sq Ft/14 Sq M
Total = 1481 Sq Ft/137 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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