



Bentlif Close, Maidstone, Kent, ME16 0EH
Offers In The Region Of £650,000



The property is situated in a quiet private cul de sac setting in a very popular residential area close to Maidstone town centre. This area is served with excellent local amenities. There is an out of town shopping centre in Allington, a few minutes drive away, where there is a Waitrose supermarket. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a hugely deceptive four bedroom detached family house enjoying brick and tile hung elevations under a tiled roof. The house benefits from gas fired central heating and double glazing and has been finished to a very high specification throughout. There is a lovely private garden to the rear and an EV charger to the front. An internal inspection of this lovely family home is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: C
Council tax band: F
Tenure: freehold



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall:

Natural oak flooring. Built in cloaks cupboard. Staircase to first floor.

Lounge

A delightfully spacious and bright principal room with oak flooring. Attractive central fireplace with fitted wood burning stove. Recessed display cupboards and shelving. Double aspect with double glazed windows with fitted shutters.

Dining Room

Inset ceiling lighting. Tiled flooring. Double glazed window to the rear elevation. Communicating with ...

Magnificent Kitchen

Extensive range of quartz work surfaces with cupboards and drawers under. Range of wall cupboard. Island unit with further cupboards and drawers beneath. Induction hob with extractor fan over. Built in wine fridge. Neff double oven and grill. Integrated fridge, freezer and dishwasher. Inset ceiling lighting. Tiled flooring. Double glazed patio doors opening to the garden.

Cloaks/Utility Room

Low-level WC. Wash hand basin. Tiled flooring. Plumbing for washing machine. Inset ceiling lighting.

FIRST FLOOR:

Reception Landing

Bedroom 1

Double glazed window to the front elevation with fitted shutters. Double wardrobe cupboard. Door to ...

En-suite Shower Room

Low-level WC. Wash hand basin in vanity unit with cupboards under. Shower cubicle with thermostatically controlled shower. Chrome heated towel rail. Inset ceiling lighting. Extractor fan. Wall cupboard. Mirror fronted cabinet.

Bedroom 2

Double glazed window to the rear elevation.

Bedroom 3

Double glazed window to the rear elevation. Built in cupboard.

Bedroom 4

Double glazed window to the side elevation. Access to insulated roof space.

Family Bathroom

Low-level WC. Wash hand basin in vanity unit with cupboards under. Panelled bath with side mounted mixer tap. Thermostatically controlled shower with fitted shower screen. Extractor fan. Inset ceiling lighting. Tiled walls. Tiled flooring. Chrome heated towel rail.

EXTERNALLY:

A brick paviour driveway provides excellent parking and there is an EV charger.

Attached Garage

Up and over door. Personal door. Rear window.

There is an attractive garden to the front of the property with

side access leading to a very good size rear garden. Immediately behind the house is a paved terrace with a retaining wall. Steps lead to a further terrace with gardens including a vegetable garden with three raised beds. The gardens are screened by mature shrubs, trees and plants giving a very private setting. At the foot of the garden is a garden shed.


DIRECTIONS

Leave Maidstone on the A20 London Road turn left into Queens Avenue then right into Vicary Way, continue on before turning right into Hazlitt Drive which gives access to Bentlif Close.

VIEWING

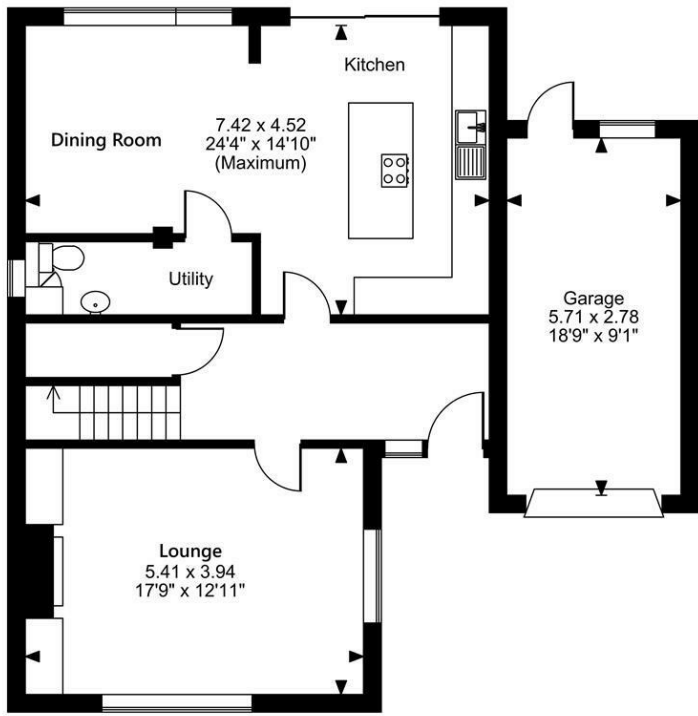
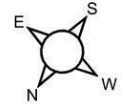
Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel - 01622 756703
Email – Maidstone@page-wells.co.uk

Energy Efficiency Rating

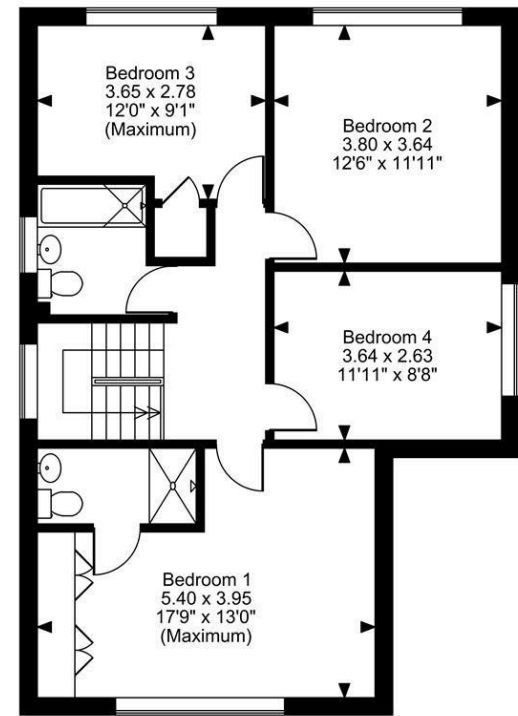
| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

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Bentlif Close, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1517 Sq Ft/141 Sq M
 Garage = 171 Sq Ft/16 Sq M
 Total = 1688 Sq Ft/157 Sq M



Ground Floor



First Floor

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