



Firs Lodge, 98 Holland Road, Maidstone, Kent, ME14 1UT
Offers In The Region Of £775,000



One word describes this property 'stunning'. This hugely deceptive five bedroom detached family house offers wonderful family accommodation and incorporates a self contained apartment on the lower ground floor with its own external access. The property has been finished to an extremely high specification and is immaculately decorated throughout.

The property benefits from a newly installed Megaflow gas fired central heating system together with extensive double glazing. The house has a newly fitted kitchen and is set within landscaped and beautifully maintained gardens. Situated in the heart of Maidstone, the property is conveniently placed for the county town's excellent shopping, educational and social facilities. There is easy access to mainline London stations and also to the M20 motorway providing fast travel to London and the Kent coastline. There are good schools within the county town, a number within walking distance of the house. Internal inspection of this outstanding property is thoroughly recommended by the sole selling agents. EPC rating: D. Council Tax Band: G. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Entrance Porch

Double glazed entrance door to ...

Reception Hall: 29'9 x 6'10 (9.07m x 2.08m)

Staircase to first floor. Door concealing staircase to lower ground floor.

Side Lobby

Access to the attached garage.

Lounge: 15'5 x 13'6 (4.70m x 4.11m)

An elegant reception room with central fireplace with fitted wood burning stove. Wide bay window to the front elevation. Cornice.

Magnificent Living Room: 23'9 x 13'5 (7.24m x 4.09m)

Plus wide bay windows with double glazed double doors opening to the back garden. Double glazed window to the rear elevation. Central fireplace. This area communicates with ...

Magnificent Newly Fitted Kitchen/Breakfast Room: 19'10 x 11'5 (6.05m x 3.48m)

Recently fitted by Wren Kitchens. Excellent range of work surfaces with cupboards, drawers and space beneath. Rangemaster oven with 6-ring hob, twin oven and extractor fan over. Built in microwave. Integrated dishwasher. One and a half bowl sink unit with mixer tap. Hot water tap. Tiled flooring. Inset ceiling lighting. Part tiled walls. Double glazed barn door to side access. Door to ...

Cloakroom

Low-level WC. Wash hand basin with cupboards beneath. Part tiled walls. Tiled flooring.

LOWER GROUND FLOOR:

BEAUTIFULLY PRESENTED SELF CONTAINED APARTMENT

Inner Hallway

Tiled flooring. Glazed panelled door to ...

Living Room/Bedroom: 17' x 14' (5.18m x 4.27m)

Double glazed door to side access. Double glazed door to rear elevation. Inset ceiling lighting.

Kitchen: 10'8 x 7'7 (3.25m x 2.31m)

Work surface with cupboards, drawers and space under. Inset one and a half bowl sink unit with mixer tap. Plumbing for washing machine. Range of wall cupboards. Stoves oven with 4-ring ceramic hob. Part tiled walls. Extractor fan. Inset ceiling lighting.

Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin. Extractor fan. Tiled walls. Tiled flooring.

FIRST FLOOR:

Reception Landing

Staircase to second floor.

Bedroom 1: 16'9 x 12'10 (5.11m x 3.91m)

Wide bay window to the rear elevation. Range of built in wardrobe cupboards.

En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Tiled walls. Double glazed window to the side elevation.

Bedroom 3: 12'3 x 10'10 (3.73m x 3.30m)

Sash window to the side elevation.

Bedroom 4: 13'7 x 11'3 (4.14m x 3.43m)

Sash windows to the front and side elevations. Central fireplace. Built in wardrobe cupboard.

Bedroom 5: 9'7 x 6'1 (2.92m x 1.85m)

Sash window to the front elevation.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Fitted shower screen. Low-level WC. Wash hand basin vanity unit with cupboards beneath. Chrome radiator/towel rail. Part tiled walls. Tiled flooring. Inset ceiling lighting. Built in cupboard. Double glazed window to the side elevation.

SECOND FLOOR:

Spacious Reception Landing

Access to roof space. Range of built in cupboards.

Bedroom 2: 13'7 x 13'7 (4.14m x 4.14m)

Double glazed window to the side elevation. Eaves storage cupboard.

Bathroom: 14'6 x 13'4 (4.42m x 4.06m)

Panelled bath with thermostatically controlled shower and fitted shower screen. Pedestal wash hand basin. Low-level WC. Bidet. Part tiled walls. Double aspect.

EXTERNALLY:

A walled garden to the front has been laid to a tarmacdam surface providing extensive parking, in turn giving access to ...

Attached Garage: 16'1 x 8'7 (4.90m x 2.62m)

Up and over door. Power and light. Door to the house.

GARDENS:

The rear garden is an absolute feature of the property being beautifully landscaped

and extending in depth to some 60'. Immediately behind the house is an extensive paved terrace leading to an area of lawn with beautifully stocked flower borders. Beyond is a further paved seating terrace with shingled surround. Set within the garden are two garden sheds. Side access to the front gives access to the apartment.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:


52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A249 Sittingbourne Road. Proceed to the traffic lights with Holland Road and turn left. Continue for a short distance where the property will be found on the left hand side.

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>	61	81
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

