







17 Lodge Gardens, Ulcombe, Maidstone, Kent. ME17 1DZ. Guide Price £335,000 Freehold

Property Summary

"This is such a great family home. There is so much space and lots of storage". - Matthew Gilbert, Branch Manager.

Proudly presenting to the market this incredibly well presented three bedroom semi detached home found in a great cul-desac nestled in the village of Ulcombe.

The property comprises of a porch, lounge, inner hallway, kitchen/breakfast room, conservatory and cloakroom.

To the first floor there are three well proportioned bedrooms and a recently updated bathroom.

Externally there are front and side gardens. To the rear there is an attractive lawned garden with both patio and decking entertaining areas. There is also on street parking available within the cul-de-sac.

Added to this the property benefits from double glazing throughout and oil fired central heating.

Ulcombe is a pretty village with a community hall, service garage and primary school. For a wider range of amenities the village of Headcorn and Lenham are found nearby. There is easy access to the M20 close by as well as a handful of mainline railway stations found in the neighbouring villages.

Please book a viewing on this home to avoid disappointment.

Features

- Three Bedroom Semi Detached Home
 Conservatory
- Modern Fitted Kitchen
- Downstairs WC
- EPC Rating: E

- Cul-De-Sac Location
- Oil Fired Central Heating
- Council Tax Band E

Ground Floor

Porch

Double glazed door to front. Double glazed window to front and both sides. Radiator. French doors to

Lounge

20' 5" x 17' 8" (6.22m x 5.38m) Double glazed window to front. Stairs to first floor. TV & BT point. Two radiators Door to

Rear Hallway

Cupboard housing oil fired boiler. Shelving.

WC

Double glazed obscured window to rear. Low level WC and wash hand basin with splash back tiling. Radiator.

Kitchen/Breakfast Room

11' 4" x 11' 3" (3.45m x 3.43m) Double glazed window to rear. Range of base and wall units. Double sink and drainer. Integrated appliances to include washing machine, dishwasher, Neff induction hob with extractor over, separate oven and grill. Integrated tall fridge/freezer. Cupboard and separate larder, Under cupboard lighting,

Conservatory

12' 6" x 9' 0" (3.81m x 2.74m) Double glazed window to rear and side. Double glazed door to side access. Two radiators.

First Floor

Landing

Radiator. Hatch to loft access. Two storage cupboards. Separate cupboard housing water tank.

Bedroom One

15' 2" x 8' 9" (4.62m x 2.67m) Double glazed window to front. Radiator. Built in bedroom furniture to include a double and single wardrobe, bedside cabinet and dresser.

Bedroom Two

11' 10" x 10' 9" (3.61m x 3.28m) Double glazed window to ear. Radiator. Built in furniture to include two double wardrobes and drawers. TV point.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m) Double glazed window to front. Radiator.

Bathroom

Double glazed obscured window to rear. Suite comprising of low level WC, wash hand basin with storage underneath, panelled bath with retractable glass screen and shower attachment. Heated towel rail. Shaver point.

Exterior

Front Garden

Mainly laid to lawn, bushes and trees to one border. Footpath to front door, side access.

Rear Garden

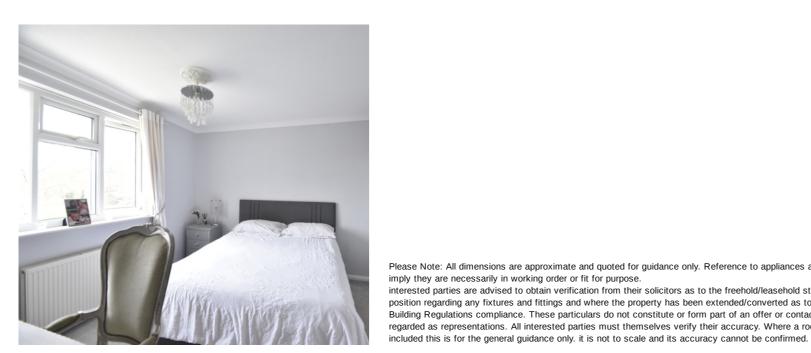
Mainly laid to lawn, shrubs, plants and trees to borders. Raised decking area, separate patio area. Shed to remain. Outside tap.

Side Garden

Shingled area. Pathway to side access. Oil tank.







Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and nce Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour

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Viewing Strictly By Appointment With

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80)		76
(55-68)		
(39-54)	42	
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
	U Directive 002/91/EC	$\langle \circ \rangle$