



philip INDEPENDENT  
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## 1 North View, Maidstone, Kent. ME15 7UE.

Guide Price £400,000 Freehold

### Property Summary

"The extension adds so much to this house, just so spacious and light in every room". - Matthew Gilbert, Branch Manager.

Welcoming to the market this extended three bedroom semi detached home located in a quiet and popular residential area just outside of Maidstone town centre.

The property comprises to the ground floor of an entrance hall, open plan kitchen, breakfast and dining room, utility room, cloakroom, formal lounge and separate study.

To the first floor there are three bedrooms, two of which offer fitted wardrobes and a family shower room.

Externally to the front there is ample off road parking for at least two vehicles whilst to the rear there is a smart low maintenance garden with a southerly aspect.

Located on the edge of Maidstone town centre there is excellent public transport links available with regular buses, mainline railway to London as well as easy motorway access to the M20. This well presented home is an excellent proposition and should be viewed at your earliest possibility to avoid disappointment.

### Features

- Three Bedroom Semi Detached Home
- Well Presented Throughout
- Thoughtfully Extended
- Three Receptions
- Utility Room
- Two Cloakrooms
- Completed Forward Chain
- EPC Rating: D

## **Ground Floor**

### **Front Door To**

#### **Hall**

Double glazed window to front. Stairs to first floor with two cupboards underneath. Alarm panel.

#### **Lounge**

12' 4" x 12' 0" (3.76m x 3.66m) Double glazed bay window to front. Radiator. TV & BT point. Gas fireplace with surround.

#### **Kitchen/Breakfast Room**

23' 10" x 13' 4" (7.26m x 4.06m) Double glazed window and stable door to rear. Two double glazed Velux windows. Extensive range of base and wall units with stone worktops. Sink. Integrated appliances to include induction hob, two double oven, dishwasher, under counter freezer and tall fridge. Breakfast bar. Air conditioning unit. Extractor fan.

#### **Utility Room**

Double glazed Velux window. Range and base units with stone worktop. Sink and drainer. Wall mounted Vaillant gas boiler. Space for washing machine.

#### **Cloakroom**

Double glazed Velux window. Radiator. Low level concealed WC and wash hand basin with splash back tiling. Wall light. Extractor.

#### **Dining Room**

15' 4" x 11' 7" (4.67m x 3.53m) Tall feature radiator.

#### **Office**

Double glazed window front. Double glazed Velux window. Radiator.

## **First Floor**

### **Landing**

Double glazed window to side. Hatch to loft access.

#### **Bedroom One**

11' 9" x 9' 4" (3.58m x 2.84m) Double glazed bay window to front. Radiator. Air conditioning unit. Extensive range of built in wardrobes. Tv point.

#### **Bedroom Two**

11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to rear. Radiator. TV point. Two built in double wardrobes.

#### **Bedroom Three**

11' 2" x 6' 3" (3.40m x 1.91m) Double glazed window to front. Radiator.

#### **Shower Room**

Suite comprising of low level WC, wash hand basin and walk in double shower cubicle with an inset shelf. Fully tiled walls. Chrome heated towel rail. Extractor.

### **Exterior**

#### **Front**

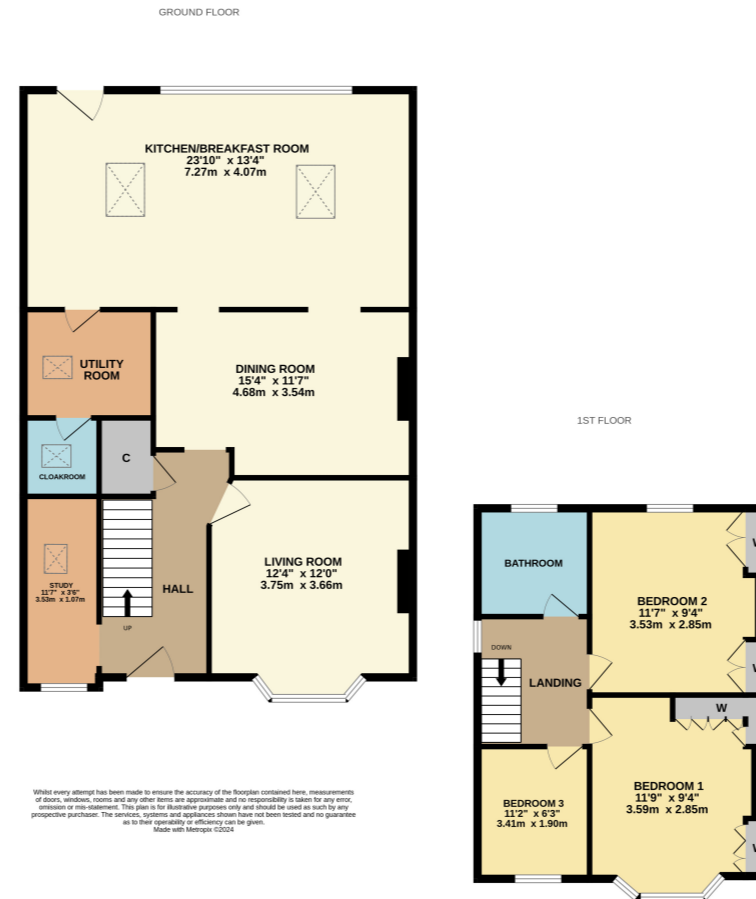
Outside lighting. Power point. Water tap. Access to front door. Post box.

#### **Parking**

Block paved driveway for two/three vehicles.

#### **Rear Garden**

Large paved patio area. Artificial lawned section. Outside bar. Pedestrian side access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		66	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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 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 included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.



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