



18 Lombardy Drive
Maidstone
ME14 5TA

Guide Price £800,000 - £825,000

**18 Lombardy Drive
Maidstone
Kent
ME14 5TA**

**Attractive detached family home in a
sought-after location.**



Description

Great opportunity to purchase this spacious 4 bedroom detached family home. Cleverly extended with a 32'5 x 13' conservatory across the back of the house providing a great space for entertaining family and friends. With further scope and potential to extend or convert the current accommodation subject to the necessary planning consents.

Located on the ever popular Woodlands development, a stones throw from Vinters Valley nature reserve, Valley Park School and Invicta Girls Grammar School. Set well back from the road with a road frontage of 66ft and a western facing rear garden measuring 130' x 60', one of the largest plots on the development.

Featuring separate lounge and dining room, kitchen, conservatory and cloakroom to the ground floor and 4 good sized bedrooms, one with en-suite and a family bathroom to the first floor. Double garage which has been partitioned into two garages and a 15'9 x 11'7 summerhouse at the bottom of the rear garden. Benefitting from UPVC double glazed sash windows and gas fired central heating via radiators. This really is a forever home, ideal for an expanding family.

Agents Note: It is considered that this property would achieve £1800-£2000 as a monthly rental on an assured short hold tenancy.

Location

The Woodlands development backs onto The Vinters Valley nature reserve with its eight acres of wildlife sanctuary, the former site of Vinters House. There are excellent local amenities with local shops on Vinters park, a quarter of a mile distant with community centre, pre school and Eastborough, Valley Park and Invicta schools. Maidstone town centre is some one and half miles distant and offers a comprehensive selection of amenities including shopping facilities at The mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. Within a quarter of a mile is Mote Park with its 450 acre, boating lake and leisure centre with municipal swimming pool. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

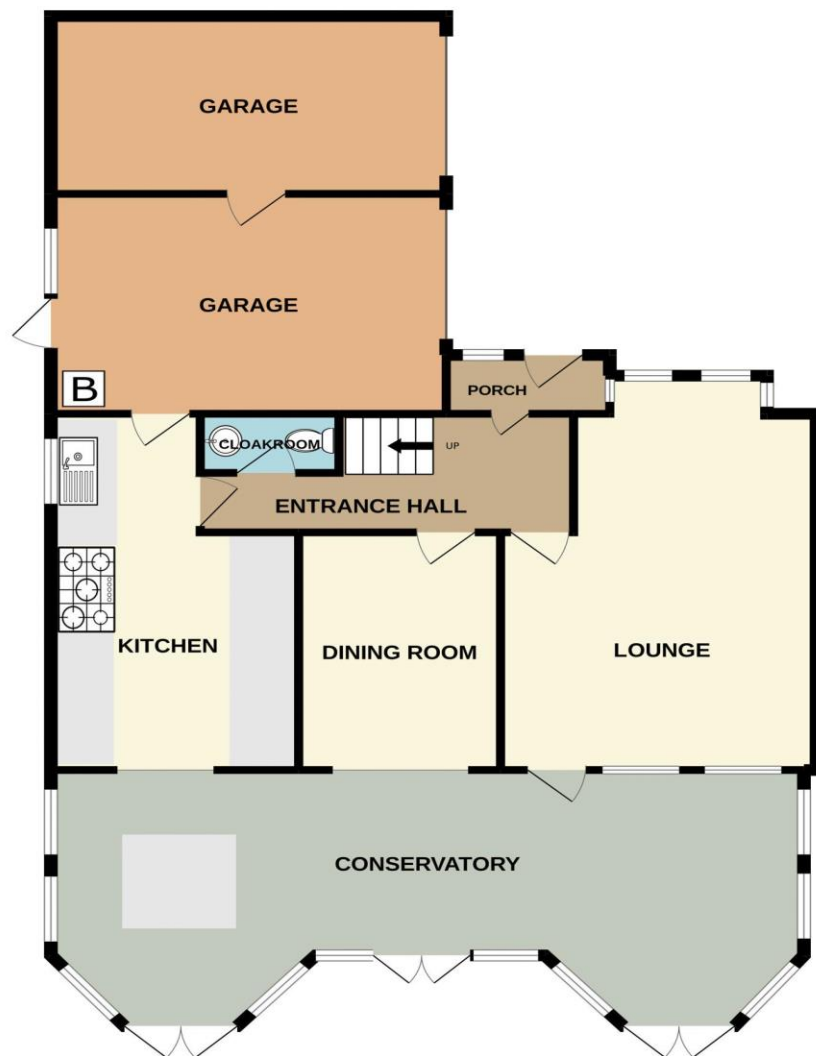
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VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

BRICK BUILT PORCH

UPVC 1/2 glazed door and side panel. Meters cupboard. Quarry tiled floor.

ENTRANCE HALL

UPVC door with decorative glazed panels. Ceramic tiled floor. Stairs to first floor. White timber balustrade and newel post and oak handrail. Radiator within decorative casing.

LOUNGE 20' 5" x 12' 10" (6.22m x 3.91m)

Bay window to front - eastern aspect. 2 windows to rear. Laminate floor. Radiator within decorative casing. Hardwood glazed door onto conservatory. Half height dado rail.

DINING ROOM 10' 7" x 8' 8" (3.22m x 2.64m)

Ceramic tiled floor. Half height dado rail. Archway to:-

CONSERVATORY 32' 5" x 13' 0" (narrowing to 8'3) (9.87m x 3.96m)

Ceramic tiled floor with mosaic pattern. Superb UPVC double glazed conservatory with two hexagonal ends and three sets of double casement doors opening onto garden. Glass roof with decorative finials. Island unit with drinks chiller and cupboard beneath, tiled worktop and LED plinth lighting. Electric panel heater.

DOWNSTAIRS CLOAKROOM

Ceramic tiled floor. Travertine tiled walls with mosaic border. Low level W.C. Chromium plated heated towel rail. Extractor fan. Wall hung glass bowl wash hand basin with mixer tap. Recessed low voltage downlighters.

KITCHEN 17' 1" x 10' 8" (5.20m x 3.25m)

Fitted with a range of high and low level units having cream shaker style door and drawer fronts and LED plinth lighting. Matching display cabinet. Black tiled worktop with matching upstand. Black acrylic sink with chrome mixer tap. Rangemaster double oven with 5 burner gas hob with flat plate and glass splashback. Black chimney style extractor hood over. Space for American style fridge freezer. Integrated dishwasher and washing machine. Radiator within decorative casing. Ceramic tiled floor.

ON THE FIRST FLOOR

LANDING

Window to front. Access to roof space. Half height dado rail. Built in airing cupboard with water cylinder and fitted immersion heater and shelving above.

PRINCIPAL BEDROOM 17' 1" x 12' 7" (5.20m x 3.83m)

Window to side - northern aspect. Extensive range of fitted wardrobes with sliding mirrored doors also concealing walk in wardrobe. Radiator within decorative casing. Recessed low voltage lighting. Carpet.

EN-SUITE SHOWER ROOM

Sumptuously fitted en-suite shower room with built in furniture with granite working surfaces. Shower cubicle with thermostatically controlled shower. Hung wash hand basin, cupboards under. Low level W.C with concealed cistern. Travertine tiled walls. Radiator within decorative casing. Window to side - northern aspect. Recessed downlighters. Extractor fan.

BEDROOM 2 13' 10" x 9' 8" (4.21m x 2.94m)

Two windows to rear. Fitted wardrobe with mirrored sliding doors. Radiator within decorative casing. Carpet. Recessed low voltage lighting.

BEDROOM 3 10' 3" x 10' 0" (3.12m x 3.05m)

Two windows to rear. Radiator. Whitewash laminate flooring. Recessed low voltage lighting.

BEDROOM 4 10' 3" x 7' 1" (3.12m x 2.16m)

Two windows to front. Radiator within decorative casing. Fitted wardrobe with sliding door. Half height dado rail. Recessed downlighters.

BATHROOM 10' 8" x 7' 8" (3.25m x 2.34m)

Luxuriously fitted four piece bathroom suite comprising claw foot roll top bath with chrome taps. Low level W.C. Pedestal wash hand basin with chrome mixer tap. Half tiled walls with decorative border tile. Corner shower cubicle with multi jet thermostatically controlled shower with hand shower attachment. Chromium plated heated towel rail. Ceramic tiled floor. Recessed downlighters. Window to rear - western aspect.



OUTSIDE

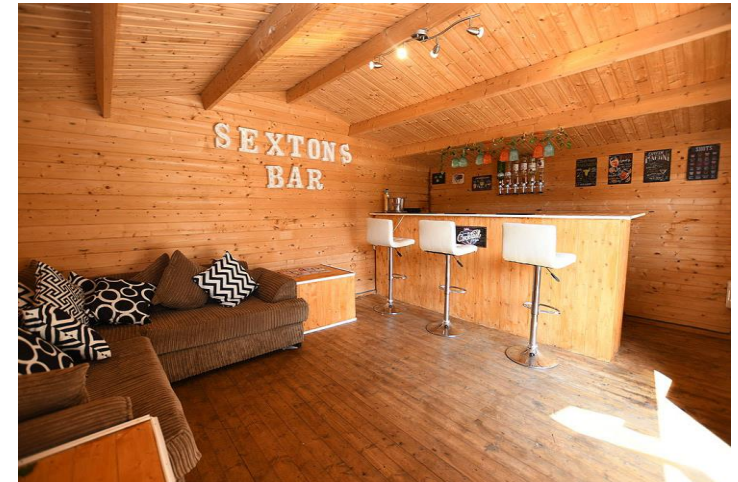
The rear garden measures approximately 130' x 60'. Small decked area adjacent to the conservatory with further raised decked area. Extensive lawn. Mature trees and shrubs. Fully fenced boundaries. Outside water tap. Side pedestrian access. Paved patio area with Pergola over. Timber summer house measuring 15'9 x 11'7 currently used as an entertainment room with double casement doors and two windows to the front. Fitted with bar area. Light and power.

The front of the property has a road frontage of 66' with an extensive lawn area with conifer screening and the house is approached by a driveway with parking for two vehicles approaching a double attached garage measuring 20' x 17'1 with up and over entry doors, electric, light and power. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Door to the rear leading to the garden and window to the side.



Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road, At the Chiltern hundreds roundabout take the second exit into Sittingbourne Road, turning first left into Hampton Road, take the 4th turning on the right into Alkham Road. Turn first left into Northfleet Close, a continuation of which is Bargrove Road. Take the first turning on the right into Lombardy Drive and the property will be found a short distance along on the left-hand side.





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