



22 Norman Close  
Maidstone  
ME14 5HT

Guide £475,000 - £495,000



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**Maidstone**  
**ME14 5HT**



Description

Fine non estate detached family house, sought after location in the Foley Park area of North Maidstone. Offered with no forward chain and a South facing rear garden with distant views over the Town and beyond. Arranged on two floors extending to 1400 sq ft, with gas heating and double glazing. The spacious accommodation features two separate living rooms, kitchen with appliances and a utility room, hallway and cloakroom. On the first floor there is a landing, principal bedroom with ensuite shower, family bathroom, 4 bedrooms in total and outside a garage, double width driveway, fenced rear garden with patio.

Location

Foley Park is located on the northern outskirts of the town, close to Penenden Heat, so named after the former Victorian mansion, the gardens of which provided the land for this development. Within a quarter of a mile is Penenden Heath with its excellent selection of local amenities including shops, infant and junior school and recreational facilities on The Heath including tennis, bowls, together with numerous countryside walks and pre-school. Educationally the area is well served with the local Sandling and Northborough and Eastborough schools catering for infant and juniors, with Valley Park and Invicta schools catering for older children. The town centre is within one mile and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and two railway stations connected London. 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

E

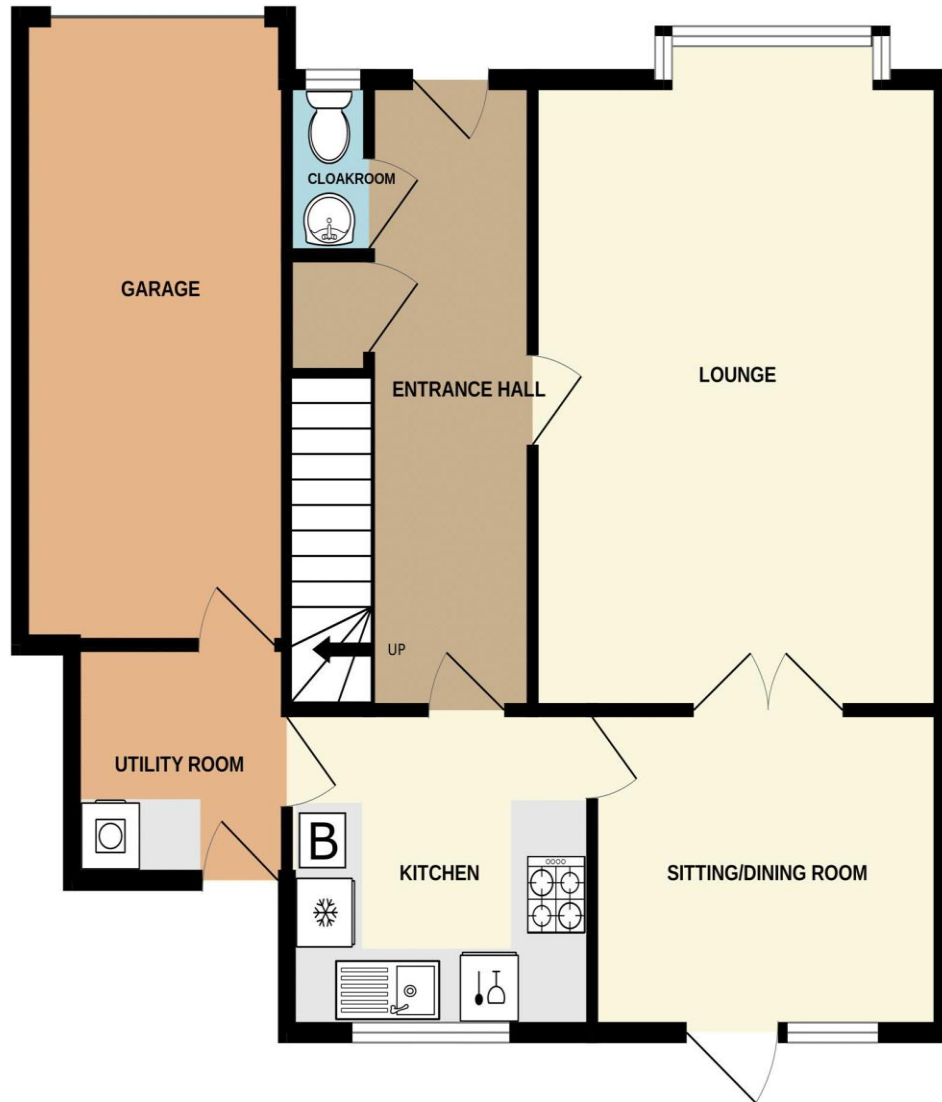
VIEWINGS STRICTLY BY APPOINTMENT

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

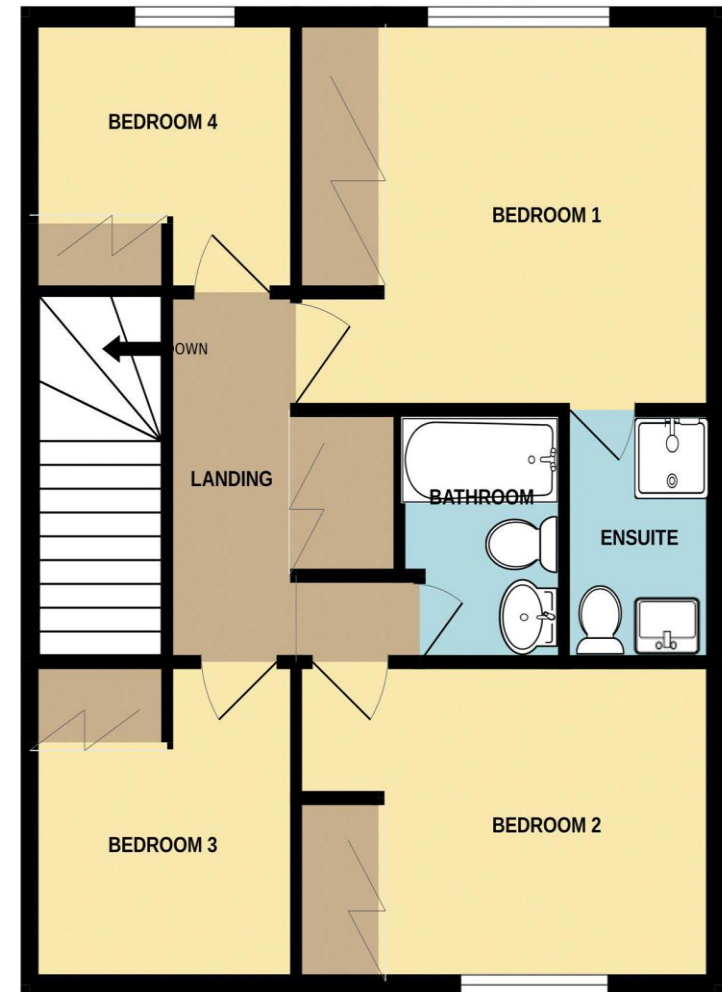


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (129.9 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

### ENTRANCE HALL

Radiator, staircase to first floor.

### CLOAKROOM 3' 9" x 2' 9" (1.14m x 0.84m)

Low level WC, wash hand basin, frosted glass window.

### LOUNGE 13' 7" x 17' 7" (4.14m x 5.36m)

Bay window to front, gas fire, radiator.

### DINING ROOM 12' 5" x 9' 4" (3.78m x 2.84m)

Casement door and window overlooking rear garden, Southern aspect, radiator.

### KITCHEN 9' 10" x 9' 5" (2.99m x 2.87m)

Pine kitchen with complimenting working surfaces, sink unit and mixer tap, four burner gas hob, oven beneath, integrated dishwasher and fridge, gas fired boiler, vinyl flooring, window overlooking rear garden, Southern aspect.

### UTILITY ROOM 7' 1" x 6' 7" (2.16m x 2.01m)

Tiled flooring, access to rear garden and garage.

## ON THE FIRST FLOOR

### LANDING

Spacious landing, window to side, timber balustrade, access to roof space, built-in linen cupboard.

### BEDROOM 1 13' 10" x 11' 4" (4.21m x 3.45m)

Window to front, built-in wardrobes, radiator. Door to:

## EN-SUITE SHOWER ROOM

Low level WC, corner shower with electric power shower, wash hand basin with cupboard beneath, heated towel rail.

### BEDROOM 2 13' 0" x 8' 2" (3.96m x 2.49m)

Window overlooking rear garden, Southern aspect, radiator, built-in cupboard.

### BEDROOM 3 8' 2" x 8' 7" (2.49m x 2.61m)

Window overlooking rear garden, Southern aspect, radiator, built-in cupboard.

### BEDROOM 4 8' 7" x 7' 8" (2.61m x 2.34m)

Window to front, radiator, built-in wardrobe.

### BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)

Low level WC, wash hand basin, wall to wall bath with shower over.

## OUTSIDE

To the front of the property is a double width brick paviour driveway, shrubs for all year round colour, side pedestrian access, outside meters. Garage measuring 17'6" by 8'10" with electric, light and power and up and over entry door with remote controlled opening. The rear garden enjoys a South facing aspect with a paved patio area adjacent to house, lawn, shrubs, fenced boundaries.

## Directions

From our Penenden Heath office proceed in an easterly direction into Penenden Heath Road. At The Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, taking the second turning on the right into Tudor Avenue, first right into Norman Close and the property will be found towards the end of the road on the right hand side as indicated by our signboard.



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