



**12 Fullingpits Avenue  
Maidstone  
ME16 9DZ**  
**Guide Price £425,000 to £450,000**

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## Description

An exceptionally spacious semi detached town house, arranged on 3 floors extending to just under 1500 sq ft, to this pleasing colonial style. With partly boarded elevations and juliet balconies featuring 4 double bedrooms, Oakapple Place was built by Croudace Homes Group 7 years ago, at which point the present owner took occupation. Well presented with a just fitted luxuriously appointed kitchen with a full range of integrated appliances and an island unit. Conveniently located for excellent local amenities with plenty of wide open spaces, adjacent to the hospital with easy access to the motorway network and 1 mile from Barming mainline railway station with connections to London on the Victoria line.

**Agents Note:** It is considered that this property would achieve £2000 as a monthly rental.

## Location

Located on the western outskirts of the town in the Barming area. Residents will benefit from plenty of open space on the development itself, including a children's play area, as well as great connections to London and the East Coast via the M20. For travel by rail, Barming train station is situated approximately 1 mile away with regular services to London Victoria and Ashford International. Maidstone East is also close by with added services to London Charing Cross. There are a selection of shops and food outlets within a 1/4 of a mile as is Maidstone hospital with regular bus services into the Town Centre. Educationally the area is well served with infant and junior schools on the Beverly estate and off Queens Road. For older children there is a wide selection of schools and colleges within 1/2 a mile. Maidstone town centre is some 2 miles distant with excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, county library, multi-screen cinema. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel ports.

## Council Tax Band

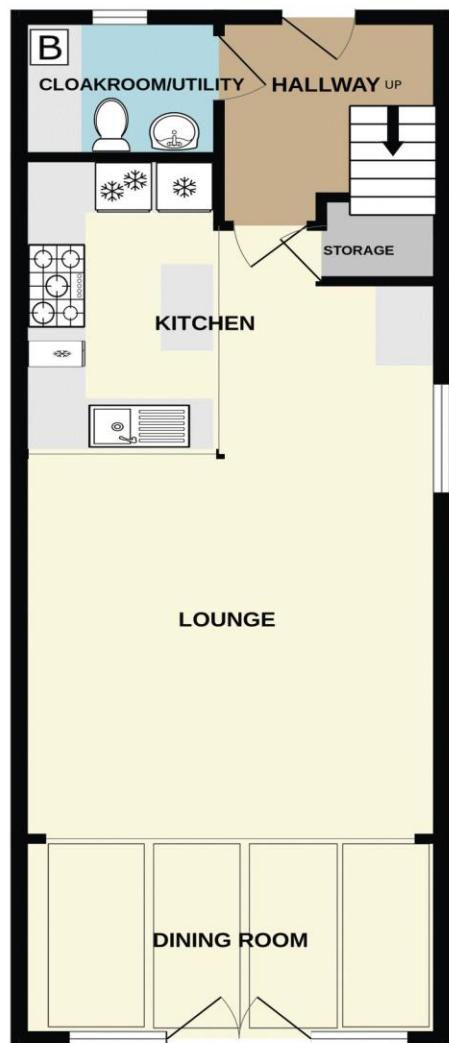
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## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 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 CANOPY

Outside light.

### ENTRANCE HALL 8' 2" x 7' 10" (2.49m x 2.39m)

Partly glazed entrance door, continuous Karndean herringbone pattern wood effect flooring throughout the ground floor. Staircase to first floor, radiator.

### CLOAKROOM / UTILITY ROOM

Range of built-in storage cupboards, one of which conceals the Glow Worm gas fired boiler, plumbing for washing machine, low level WC, wash hand basin, radiator, window to front, ceramic tiled floors.

### OPEN PLAN KITCHEN / LOUNGE / DINING ROOM 30' 0" x 14' 4" (9.14m x 4.37m)

Kitchen Just fitted and luxuriously appointed kitchen with dove grey units and complimenting quartz granite working surfaces and upstands, featuring an island unit with a range 6 burner cooker, twin oven and grill, splashback and extractor hood above. Eye level integrated microwave, wine fridge, dishwasher, full height fridge and full height freezer. Portuguese tiled splashbacks, continuous herringbone wood effect flooring. Window to side, radiator, understairs storage cupboard. Lounge Bathed in light with wide access to: Dining Room / Conservatory Glazed roof and double casement doors and windows, overlooking the rear garden enjoying a western aspect. Double radiator.

## ON THE FIRST FLOOR

### LANDING

Decorative balustrade with oak hand rail, window to side with fitted blind, southern aspect, dado rail, double casement doors to juliet balcony with an eastern aspect. Staircase to second floor.

### BEDROOM 1 16' 0" x 14' 4" (4.87m x 4.37m)

Built-in wardrobe cupboards, two windows to rear, western aspect, radiator.

### EN-SUITE SHOWER ROOM

White suite with embossed ceramics, chromium plated fittings, twin shower, hand basin with cupboard beneath, wc, chromium plated heated towel rail, shaver point, ceramic tiled floor.

### BEDROOM 4 13' 7" x 7' 8" (4.14m x 2.34m)

Juliet balcony and double casement doors to front, eastern aspect, radiator.

## ON THE SECOND FLOOR

### LANDING

With access to roof space, built-in cupboard housing mega flow water cylinder.

### BEDROOM 2 14' 3" x 12' 4" (4.34m x 3.76m)

Radiator, two windows to rear, western aspect.

### BEDROOM 3 14' 4" x 11' 8" (4.37m x 3.55m)

Two windows to front, eastern aspect, radiator.

### BATHROOM

White contemporary suite with textured ceramics, panelled bath, side mixer tap, separate shower over, glass shower screen, wash hand basin with cupboard under, wc, chromium plated heated towel rail, ceramic tiled floor.

### OUTSIDE

To the front and side of the property, there are well stocked borders providing all year round colour, lawned area. The rear garden is walled and fenced and extends to approximately 30ft with artificial grass, raised decked sun terrace, shingle borders with raised beds with lavender, rear pedestrian access to rear parking area with two allocated spaces which is accessed from Fullingpits Avenue on an underpass beneath the coach house.

### Directions

From Maidstone leave via the Tonbridge Road, A26 in a westerly direction. After approximately 1 1/2 miles and at The Cherry Tree traffic lights, continue until reaching the next traffic lights turning right into Fountain Lane. Proceed through the next traffic lights into Hermitage Lane, take the second turning on the left into Fullingpits Avenue and immediately turn right at the underpass beneath the coach house for parking area.



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