

6 Toppesfield Park  
Maidstone  
ME14 5BF  
Offers in Excess of £650,000

**6 Topesfield Park  
Maidstone  
ME14 5BF**

**Spacious five bedroom detached family house.**



## Description

Rare opportunity to purchase this exceptionally spacious family house built by Monroe homes and completed in 2013. Cleverly extended by the present owners creating this stunning home arranged on three floors extending to in excess of 2,200sq'. Occupying a quiet cul de sac position on this small select development conveniently placed within half a mile of the town centre and railway station.

The accommodation features five double bedrooms, two with en-suites, the principal bedroom has a Juliette balcony with amazing views over the town with a southern aspect. Three reception rooms and additionally there is a spacious kitchen breakfast room with casement doors onto a sun bathed patio with electric awning. Integral garage and two electric car charging points. Secluded low maintenance rear garden enjoying a southern aspect.

## Location

Toppesfield Park is within 3/4 mile of the town centre with its excellent selection of amenities including two museums, theatre, county library and two railway stations connected to London.

Educationally the area is well served with the local Eastborough, Valley Park and Invicta Schools catering for infants, juniors and seniors. Mote Park is within 1/2 mile and has 450 acres, boating lake, leisure centre and swimming pool.

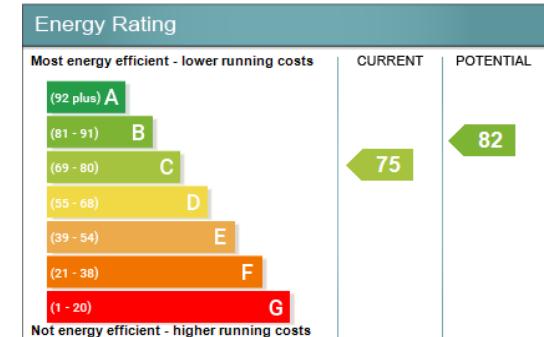
The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

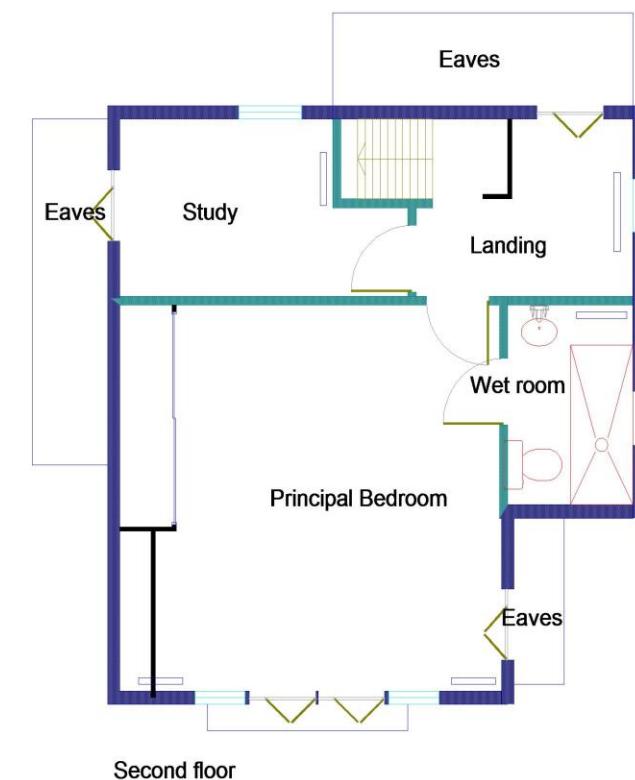
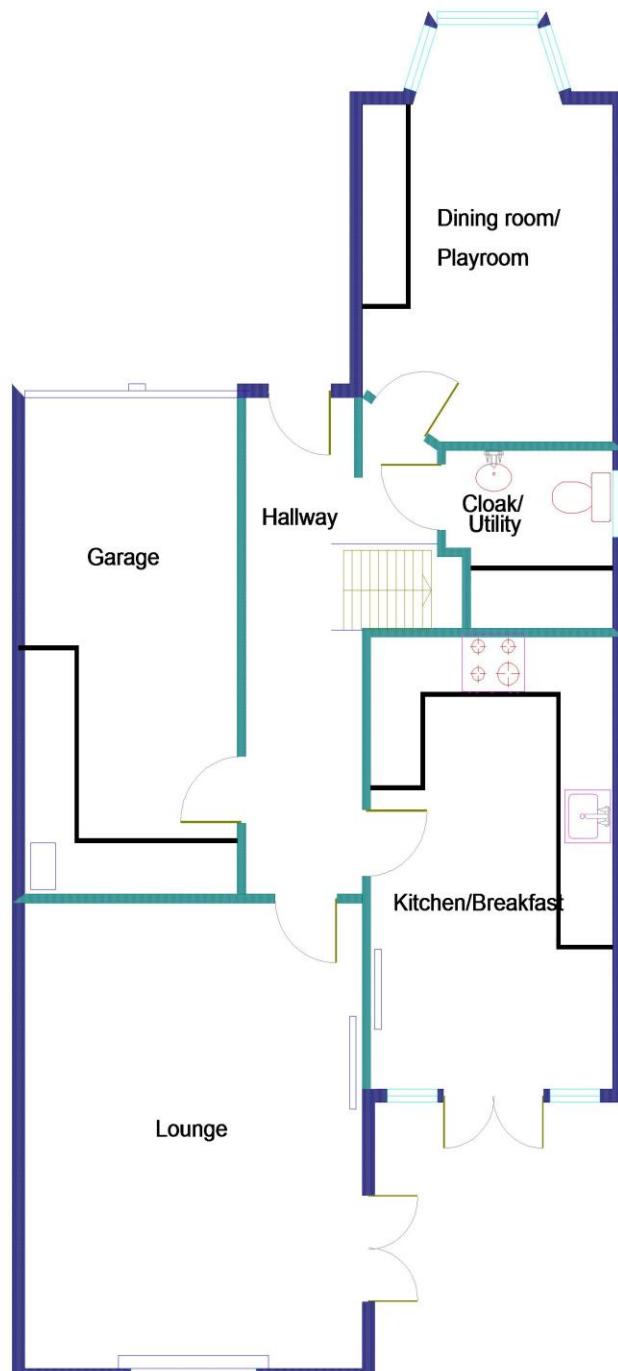
## Council Tax Band

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## VIEWINGS STRICTLY BY APPOINTMENT

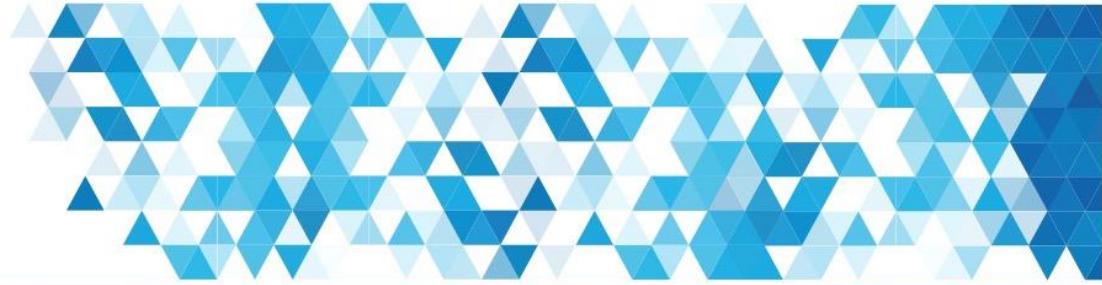
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**





Floor area 2201 sq' approximately

N.B: Not to scale, for guidance only.



## ON THE GROUND FLOOR

### ENTRANCE HALL

Composite entrance door. Stairs to first floor. Courtesy door into garage. Hive control panel.

### UTILITY/CLOAKROOM

High and low level units with working surfaces, space for tumble dryer and plumbing for washing machine. White low level w.c. Pedestal wash hand basin with mixer tap and tiled splashback. Ceramic tiled floor. Radiator and window to side. Recessed downlighters.

### DINING ROOM/PLAY ROOM 16' 0"(maximum) x 10' 4" (4.87m x 3.15m)

Bay window to front. Double radiators. Currently being used as a home office with working surface.

### LOUNGE 17' 8" x 13' 7" (5.38m x 4.14m)

Large picture window to the rear with a southern aspect. UPVC double glazed French doors leading to garden. Two double radiators. Carpet.

### KITCHEN/DINER 17' 2" x 11' 2" (5.23m x 3.40m)

Contemporary fitted kitchen with a range of high and low level units having cream high gloss door and drawer fronts. Under cupboard lighting. Complementing working surfaces. Stainless steel 1 1/2 bowl sink with mixer tap. Eye level Bosch double oven and grill. 4 burner gas hob with chimney style extractor hood over. Tiled splashbacks. Integrated dishwasher. Space for American style fridge freezer. Window to side. Ceramic tiled flooring. Double radiator. UPVC double glazed French doors leading to garden with glazed panels and windows to side.

## ON THE FIRST FLOOR

### LANDING

Window to side - eastern aspect. Double radiator. Airing cupboard with water cylinder and shelving. Stairs to second floor.

### GUEST BEDROOM 13' 1" x 12' 2" (3.98m x 3.71m)

Window to rear. Two double built in wardrobes. Radiator. Ceiling fan. Carpet.

### EN-SUITE

Luxuriously fitted comprising double size walk in shower with fully tiled walls. Roca wash hand basin with mixer tap and storage drawers under. Low level w.c with concealed cistern and Roca push button flush. Ceramic tiled floor, chromium plated heated towel rail. Window to side. Recessed downlighters and extractor fan.

### BEDROOM 3 13' 8" x 9' 6" (4.16m x 2.89m)

Window to rear. Two built in wardrobe cupboards. Double radiators. Carpet.

### BEDROOM 4 10' 5" x 10' 3" (3.17m x 3.12m)

Window to front - northern aspect. Built in wardrobe. Double radiator. Carpet.

### BEDROOM 5 10' 1" x 9' 5" (3.07m x 2.87m)

Window to front. Double radiator. Carpet.

## FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and hand shower attachment. Fully tiled walls and shower screen. Wash hand basin with mixer tap and cupboards beneath. Low level W.C. Chromium plated heated towel rail. Window to front - northern aspect. Tiled floor. Recessed downlighters. Extractor fan. Shaver point.

## ON THE SECOND FLOOR

### LANDING

Window to side - eastern aspect. Double radiator. Eaves storage cupboard. Thermostat controls for central heating. Timber balustrade.

### PRINCIPAL BEDROOM 16' 0" x 14' 10" (4.87m x 4.52m)

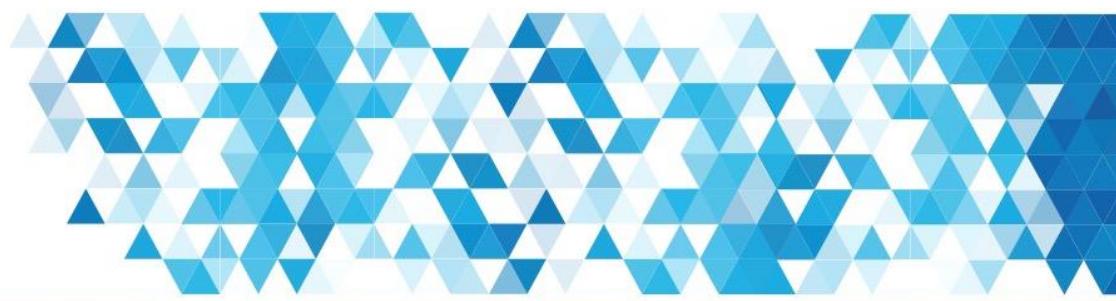
UPVC double glazed French doors with Juliette balcony with far reaching views over Maidstone. Built in wardrobes with Oriental style mirrored sliding doors and dressing table to side. Upright modern radiator. Eaves storage cupboard. Recessed downlighters and ceiling fan. Wall lights and recessed switches.

### EN-SUITE WET ROOM

Window to side with eastern aspect. Triton shower. Low level W.C with concealed cistern, wash hand basin with mixer tap and storage drawers below. Chromium plated heated towel rail. Recessed downlighters and extractor fan.

### STUDY 8' 10" x 7' 5" (2.69m x 2.26m)

Velux window to front with fitted blind and solar powered open/close system with rain detector. Eaves storage cupboard. Double radiator. Carpet. Recessed downlighters.



## OUTSIDE

To the front of the property there is a small area of lawn and boundary hedge. Two electric vehicle charging points. Double width brick paved driveway leading to single garage.

### **GARAGE** 19' 0" x 9' 2" (5.79m x 2.79m)

With electric roller shutter door. Wall mounted Potterton gas fired boiler supplying hot water and central heating throughout. The rear garden has a southern aspect with patio adjacent to the house, lawn area with shrub borders. Timber garden shed. Brick boundary wall to rear and fenced boundaries. Side gate leading to front. Outside water tap and meters cupboard. Electric awning over the patio area for hot sunny summers days providing shade.

## 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 and Topesfield Park will be found second turning on the left, roughly opposite Hatherall Road.





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