



**32 Littlebourne Road
Maidstone
ME14 5QP
Price £300,000**

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Maidstone
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Description

Highly sought after mid terraced house in a quiet cul-de-sac position on the fringe of this popular development. Feature rear garden extending to 42 ft, south facing, fully fenced with adjacent garage en-bloc (electric, light and power). Well decorated and presented with a wide appeal across the market. Ideal for first time buyers, singles, separated and older couples and even investors with an expected rental income of £1200 PCM. Arranged on two floors extending to 650 sq ft with UPVC double glazing and thermostatically controlled electric ceiling heating. Excellent local amenities and access to the Town, mainline railway station and motorway links.

Location

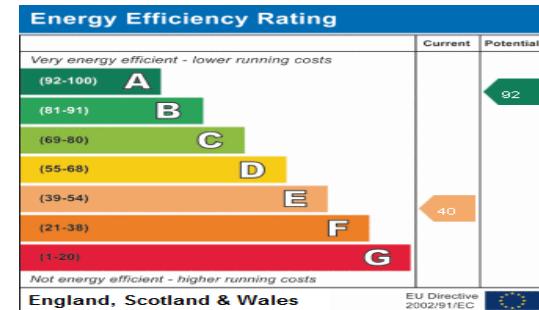
Situated in this established and sought after position on the popular Vinters Park development with its good selection of local amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve. Educationally the area is well served with the local Eastborrough school catering for infants and juniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities including two railway stations connected to 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

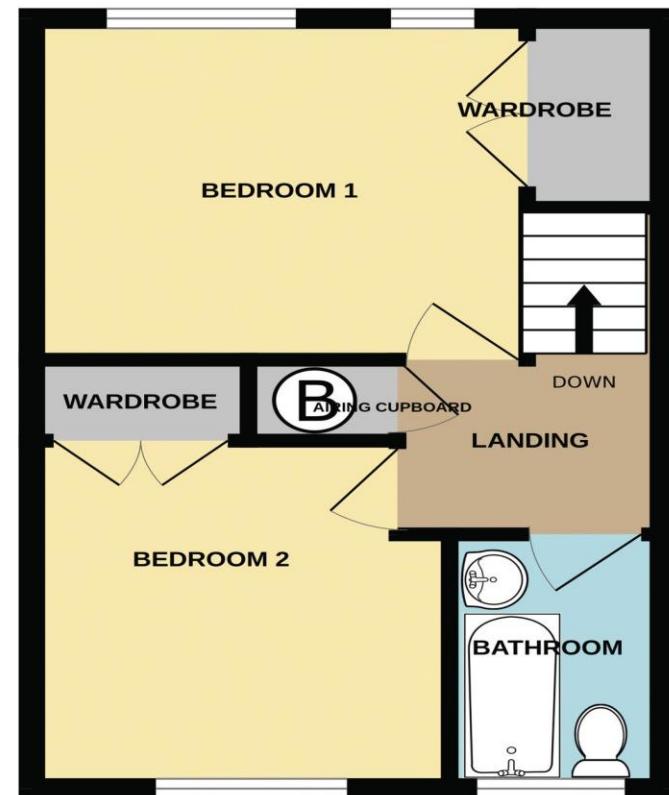
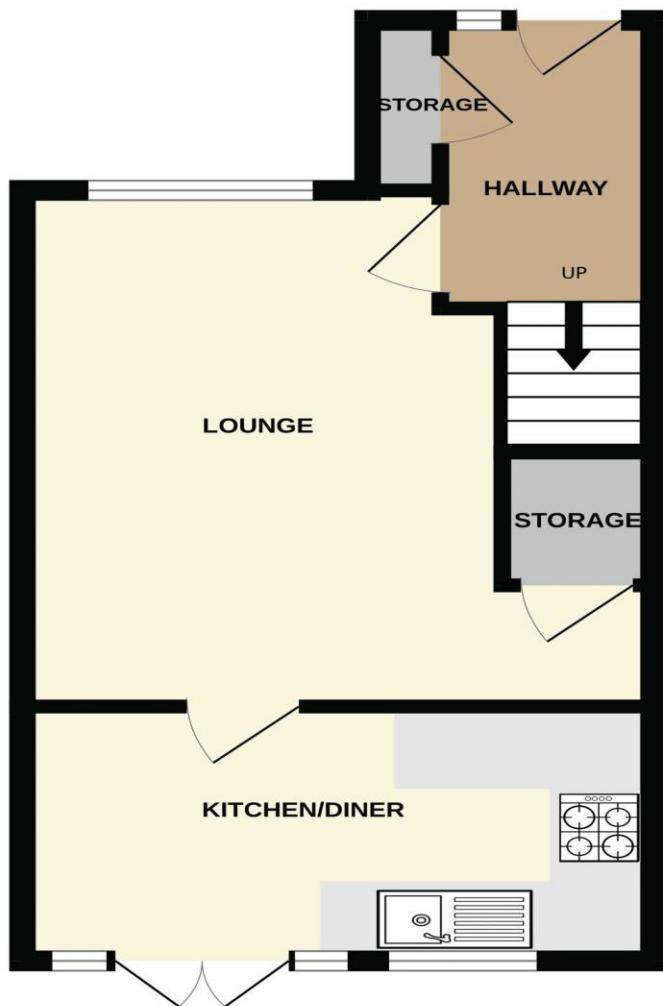
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VIEWINGS STRICTLY BY APPOINTMENT

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



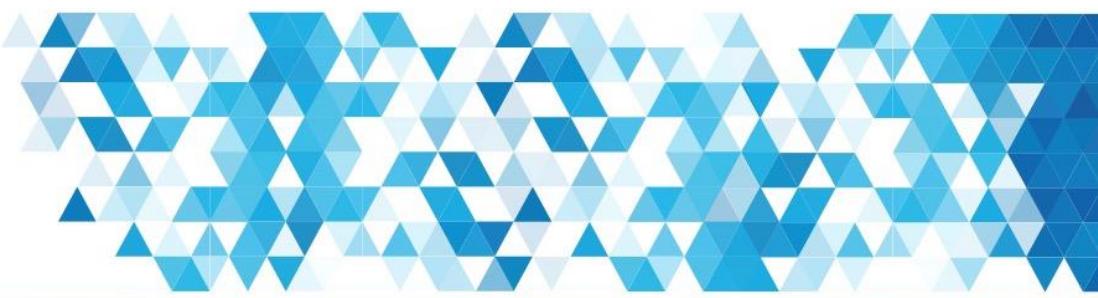
Address:
32 Brixton Lane, Kent, ME14 5QP



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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

Half glazed UPVC entrance door, continuous wood laminate flooring, outside lighting, built-in storage cupboard, individual wall thermostat, door to:

LOUNGE 14' 9" x 14' 0" (max) (4.49m x 4.26m)

Continuous wood laminate flooring, deep under stairs storage cupboard with modern consumer unit, window to front, pleasant open outlook, fitted blinds, door to:

KITCHEN / DINING ROOM 14' 0" x 7' 3" (4.26m x 2.21m)

Kitchen Area Well fitted with units in dove grey with complimenting marble effect working surfaces with matching upstand and splashback. Stainless steel sink and mixer tap, four burner hob, oven beneath, plumbing for washing machine, vinyl flooring, window overlooking rear garden with fitted blinds enjoying a southern aspect. Dining Area Vinyl flooring, double casement doors and windows overlooking rear garden, with extensive decked area ideal for outside entertaining, southern aspect.

ON THE FIRST FLOOR

LANDING

Access to roof space with hot water cylinder and emersion heater supplying domestic hot water throughout, insulated and partly boarded.

UTILITY STORE CUPBOARD

Space for tumble dryer, shelving above.

BEDROOM 1 11' 0" x 9' 9" (3.35m x 2.97m)

Two windows to front, pleasant open outlook, fitted blinds, double built-in wardrobes.

BEDROOM 2 10' 5" x 9' 0" (3.17m x 2.74m)

Window overlooking rear garden, pleasant open outlook with distant views, fitted blinds, double built-in wardrobe cupboard.

BATHROOM

White contemporary suite with chromium plated fittings, panelled bath with mixer tap, separate electric shower over, wash hand basin with mixer tap, double cupboard beneath, low level wc, chromium plated heated towel rail, slate effect ceramic tiled floor, fully tiled walls, window to rear, southern aspect.

OUTSIDE

To the front of the property is a good sized open plan lawned area. The rear garden is a particular feature and extends to 42ft, fully fenced and enjoys a southern aspect. An extensive decked terrace adjacent to house with lawned area, shrubs include Laurel, Pyracantha, Variegated Privet. Rear pedestrian access provides easy access to the adjacent garage en bloc at the rear, with electric, light and power and measuring 16" by 8", with up and over entry door, approached by rear vehicle access.

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, turning first left into Hampton Road, taking the first turning on the left into Bonnington Road and immediately left again into Littlebourne Road.



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