



12 Millbrook Close  
Maidstone  
ME15 6FZ

Asking Price £495,000

12  
Millbrook Close  
Tovil  
Maidstone  
ME15 6FZ



## Description

Splendid detached house with room for all the family, set amidst a good sized plot with a 90ft long rear garden, beautifully landscaped with enclosed courtyard, patio, lawn and extensive cambark play area. The extended accommodation is spread over 2 floors extending to 1200 square feet, featuring a mezzanine living room, luxury kitchen with appliances, utility room, shower room, bathroom, ensuite, 5 bedrooms, hallway and landing, parking to the front. Located within easy access of the river Medway, and tow path walks and Loose Valley nature reserve, highly recommended.

## Location

Located in this sought after and popular residential position on the south western outskirts of the town. With a selection of local shops and supermarkets providing for everyday needs with recently opened Archbishop Courtneys primary school. The town centre is some 1/2 a mile distant and offers a more comprehensive selection of amenities including a wider range of schools and colleges for older children, two museums, county library, multi-screen cinema, excellent shopping facilities at The Mall and Fremlins Walk. 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

D

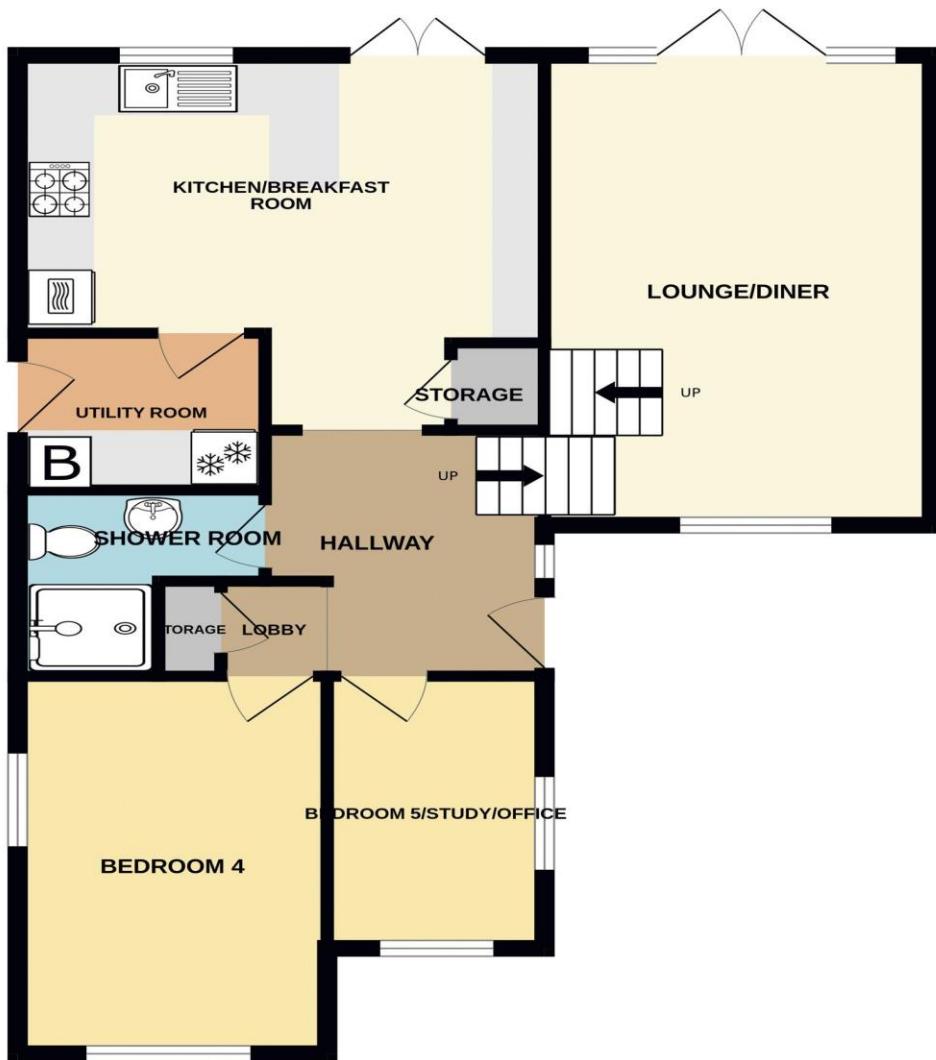
## VIEWINGS STRICTLY BY APPOINTMENT

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

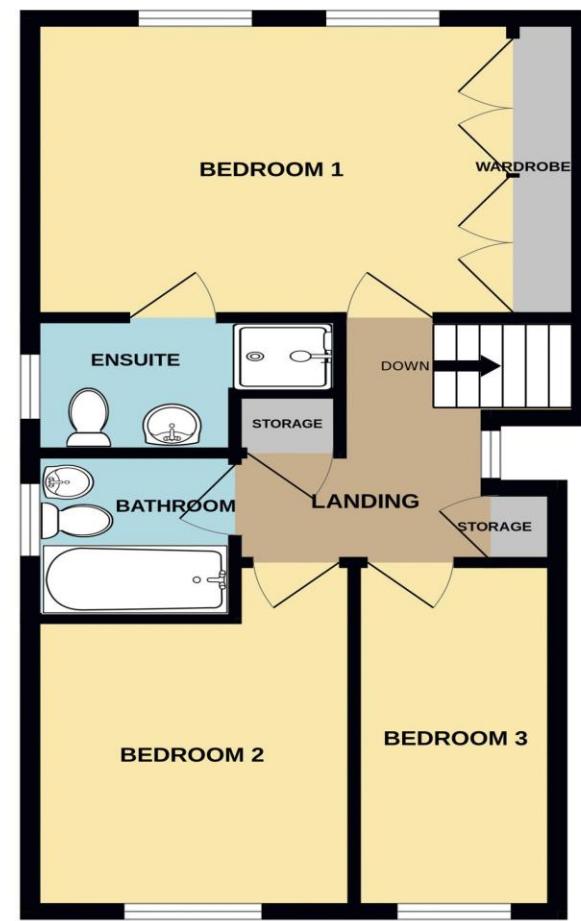


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
69 C	80 C		

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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 HALL 8' 9" x 8' 8" (2.66m x 2.64m)

Composite entrance door, outside lighting, wood laminate flooring, staircase to first floor, archway to lobby area with double built in storage cupboard. Wide access to:

### KITCHEN 15' 9" x 13' 4" (4.80m x 4.06m)

Beautifully fitted with a contemporary range of midnight blue door and drawer fronts, with chrome furniture and veined marble worktops and peninsula breakfast bar, set off by dove grey metro tiling and a glass splashback to the cooking area. Acrylic sink with chrome mixer tap, 4 burner induction hob with extractor hood above, and eye level oven and grill, integrated dishwasher, deep pan drawers, continuous laminate flooring, vertical radiator, window and double casement door to patio. Door to:

### UTILITY ROOM 7' 2" x 5' 3" (2.18m x 1.60m)

Built in storage cabinets in dove grey, with matching metro tiling, incorporating Atao gas fired combination boiler, space for tumble dryer, washing machine and fridge freezer, wine rack, laminate flooring, half glazed door to garden.

### BEDROOM 4 13' 6" x 9' 0" (4.11m x 2.74m)

Currently being used as a gym with wood laminate flooring, double radiator, double aspect windows.

### BEDROOM 5 9' 10" x 6' 4" (2.99m x 1.93m)

Currently being used as a playroom, double aspect windows, double radiator.

### SHOWER ROOM

White suite, twin shower cubicle with electric shower, pedestal wash hand basin with glass splash back, low level WC, window to side, radiator, ceramic tiled floor.

### LOUNGE/DINING ROOM 16' 8" x 11' 3" (5.08m x 3.43m)

With an 11ft vaulted ceiling creating a dramatic room with double aspect on a mezzanine level approached by a shallow staircase from the hallway, double radiator, double casement doors and windows overlooking rear garden.

## ON THE FIRST FLOOR

### LANDING

Two built in storage cupboards. Timber ballustrade, access to roof space.

### BEDROOM 1 14' 0" x 10' 7" (4.26m x 3.22m)

Extensive range of built in bedroom furniture comprising two double wardrobes, two windows overlooking rear garden, radiator.

### ENSUITE SHOWER ROOM

White suite, shower cubicle with aquaboard, wash hand basin with integrated storage cupboards and mixer tap, low level WC, half tiled walls, laminate flooring, window to side.

### BEDROOM 2 12' 4" x 9' 5" (3.76m x 2.87m)

Window to front, radiator.

### BEDROOM 3 12' 4" x 6' 0" (3.76m x 1.83m)

Window to front, radiator.

## FAMILY BATHROOM

White suite, chrome fittings, side mixer tap, separate shower over with screen, wash hand basin, double cupboard beneath, low level WC, window to side. fully tiled walls, decorative border tile, ceramic tiled floor, towel rail.

## OUTSIDE

To the front of the property is a brick pavilion driveway with parking for two vehicles, side gardens are retained by railway sleepers, with mature trees and shrubs, cambark dressing. The rear garden is a particular feature of the property and has been most attractively landscaped, extending to 90ft enjoying an eastern aspect, with a secure courtyard area with brick paviours, walled and fenced boundaries, extensive lawn with dwarf brick walls, timber sleepers, and shallow steps leading to a large play area with cambark creating an all weather surface, extensive paved patio area adjacent to house, ideal for outside entertaining.

## Directions

From Maidstone leave in a southerly direction on Stone Street, a continuation of which is the Loose Road A229. Bearing first right onto Sheals Crescent, following the one way system back into Maidstone, taking the second turning on the left into Old Tovil Road, the B2010. At the bottom of the hill after approximately a 1/4 of a mile turn left into Woodbridge Drive, then take the second turning on the left into Postmill Drive and first left into Millbrook Close. The property will be found a short distance along on the right hand side.



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