



17 Roseholme
Maidstone
ME16 8DY
Price £325,000

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Description

Delightfully presented, light and airy semi detached house. Stunning views to the rear over Farleigh, walking distance of the Fant Nature Reserve and Tow Path on the River Medway. With beautiful walks back into Maidstone and to Farleigh Bridge and beyond. The present owners have significantly improved their home with a new fitted kitchen, heating system which is still under guarantee. Compact neatly laid garden with shared drive and garage, further parking to the front with a brick paviour driveway.

Location

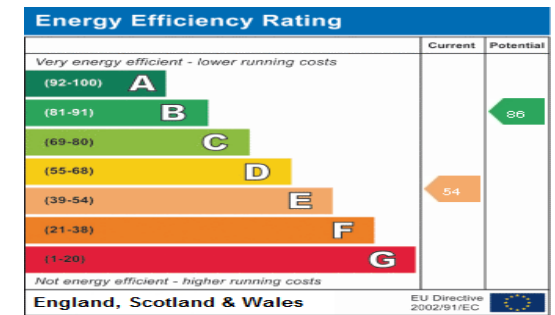
There are a selection of shops available locally, the Tescos Express on the Tonbridge Road, together with regular bus services into the town centre some 1/2 mile distant. Within the local area is the Clare Park tennis courts and bowling greens together with the Fant Nature Reserve, which in turn provides access down onto the tow path with lovely walks along the river to Teston. Educationally the area is well served with a selection of local infant and junior school with a wide range of schools and colleges at Oakwood Park. The town centre which is approximately a 20 minute walk away, offers an excellent selection of amenities including shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library and two railway stations connected to London, of which Maidstone West is approximately 15 minute walk away which has high speed links to London. 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

C

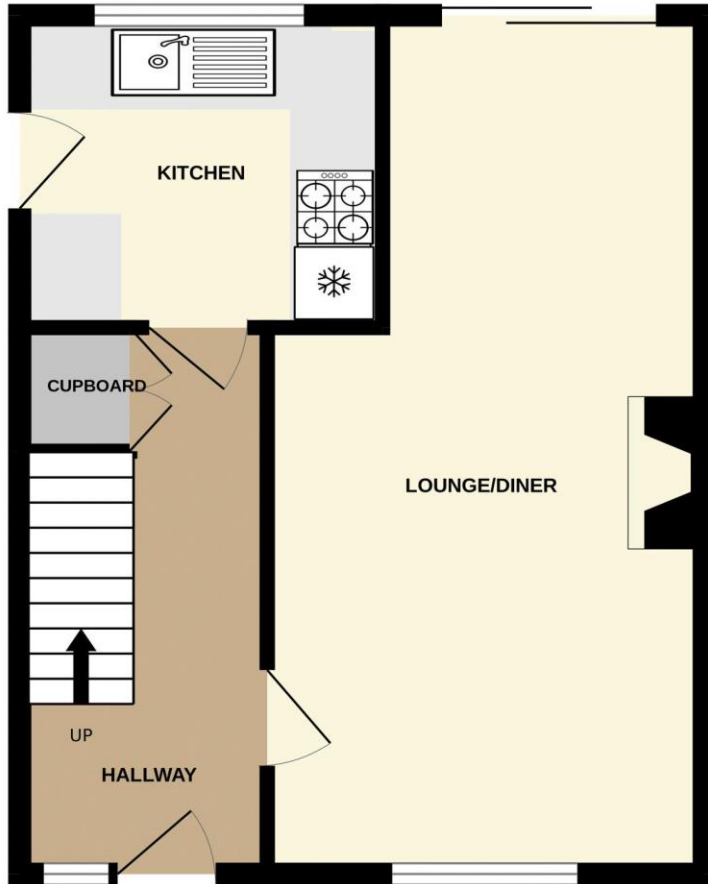
VIEWINGS STRICTLY BY APPOINTMENT

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

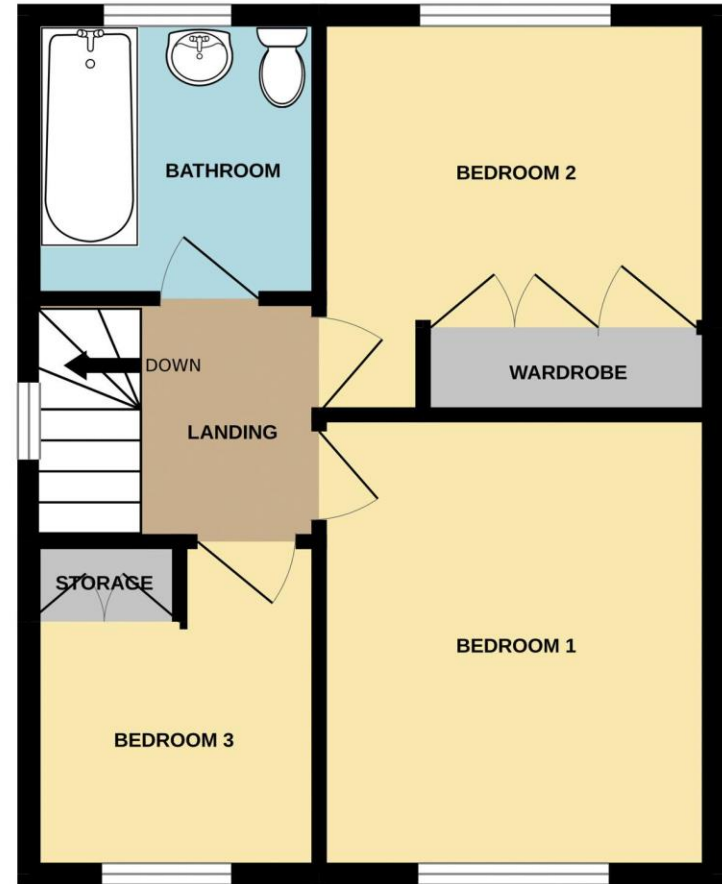


Address:
17 St. Nicholas, Tonbridge, Kent TN11 8DY

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 780sq.ft. (72.5 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

Composite, partly glazed entrance door with chrome furniture and glazed side panel.

ENTRANCE HALL 12' 9" x 5' 9" (3.88m x 1.75m)

Wood laminate flooring, staircase to first floor, double radiator, understairs storage cupboard, timber balustrade, cloaks area.

THROUGH LOUNGE / DINING ROOM 22' 5" x 11' 1" (narrowing to 8' 2" in dining room) (6.83m x 3.38m)

With continuous wood laminate flooring, fireplace with granite hearth, living flame fire, picture window to front, two radiators, double glazed sliding patio doors to garden affording a southern aspect.

KITCHEN 8' 5" x 9' 0" (2.56m x 2.74m)

Beautifully fitted with navy blue door and drawer fronts with stainless steel fittings and thin marble effect working surfaces, comprising white enamel sink, chromium mixer tap, four burner gas hob with extractor hood above, oven and grill beneath. Space for washing machine, deep pan drawers, integrated fridge freezer. Metro style tiled splashbacks, window overlooking rear garden, southern aspect. Laminate flooring, half glazed door to garden.

ON THE FIRST FLOOR

LANDING 6' 8" x 6' 5" (2.03m x 1.95m)

With access to roof space, with folding loft ladder, insulated and boarded with recently installed gas fired combi boiler still under warranty, window to side.

BEDROOM 1 12' 0" x 10' 0" (3.65m x 3.05m)

Picture window to front, radiator.

BEDROOM 2 9' 9" x 10' 0" (2.97m x 3.05m)

Picture window to rear with stunning views, radiator, 3 built-in wardrobe cupboards.

BEDROOM 3 8' 8" x 7' 2" (2.64m x 2.18m)

Double radiator, picture window to front, built-in over stairs storage cupboard.

BATHROOM 8' 5" x 7' 2" (2.56m x 2.18m)

White suite, chromium plated fittings, panelled bath, tiled surround with mosaic boarder and aqua board. Wash hand basin, mixer tap, low level WC, vinyl flooring, chromium plated heated towel rail.

OUTSIDE

To the front of the property is a neatly laid brick paviour parking area with plum slate edging, space for 2 vehicles. Shared drive leading to detached brick garage measuring 16' by 8' with electric, light and power, up and over entry door.

The rear garden is compact and extends to approximately 25ft with paved patio area adjacent to house, walled and fenced boundary, lawn and shingle areas. Southern aspect.

Directions

From Maidstone leave via the Tonbridge Road, A26, heading in a westerly direction taking the third turning on the left into Bower Lane, a continuation of which is Lower Fant Road. Roseholme will be found on the left hand side, the property being a short distance along on the left as indicated by our sign board.



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