



8 Mallards Way
Downswood, Maidstone
ME15 8XH
OIRO £525,000

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Description

A wonderful opportunity to purchase this stunning family home adjacent to the Len Valley Nature Reserve. Cleverley extended and arranged on 2 floors over 2000sq'. This huge home easily accommodates a growing family with room to spare! Luxuriously appointed kitchen/breakfast room with a full range of integrated appliances. Dining room with a lantern roof. Bonus versatile space which can be used in any way that would suit your family, whether that be a second lounge, a 5th bedroom, a playroom or an office space - the list is endless! Lounge with a bay window and a utility room with a dog shower. Four spacious bedrooms incorporating a principal bedroom with en-suite and dressing room. Family bathroom. Outside there is a home office which could be used as a separate annexe. Beautifully landscaped gardens enjoying a south western aspect. Agents Note: It is considered that this property will achieve £1800 as a monthly rental on an assured short hold tenancy.

Location

The Downswood development is particularly popular adjoining open countryside in the Parish of Otham. The estate features shops which provide for everyday needs, community centre, medical centre, pre-school and the adjacent Len Valley Nature Reserve, which in turn provides access to the Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted has a wider selection of local amenities including infant and junior school, further shop and a mainline railway station connected to London. Maidstone the County town is some three miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. 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

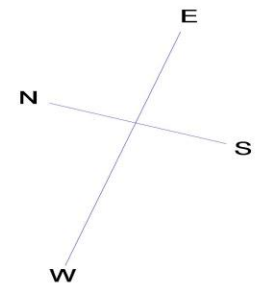
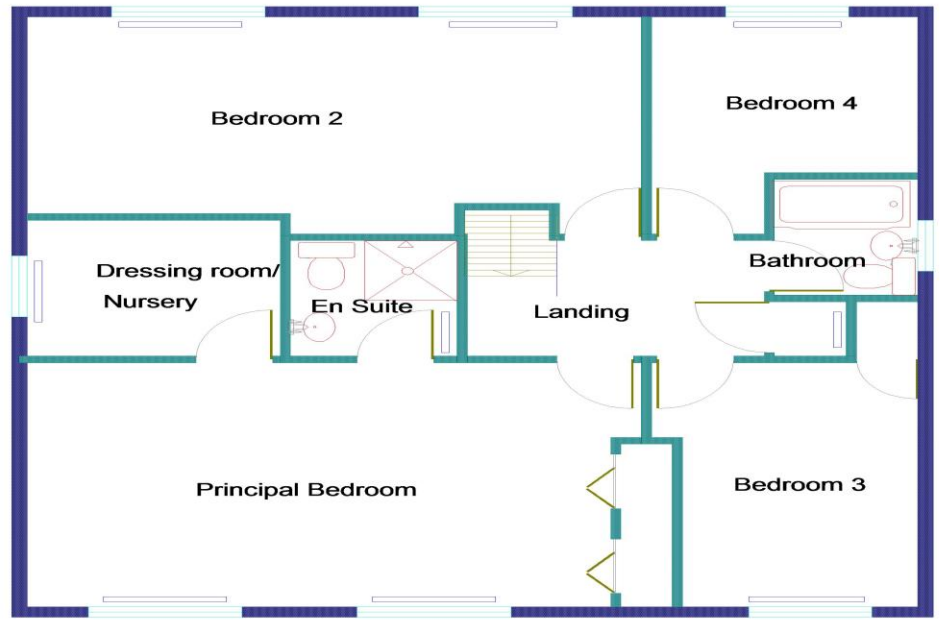
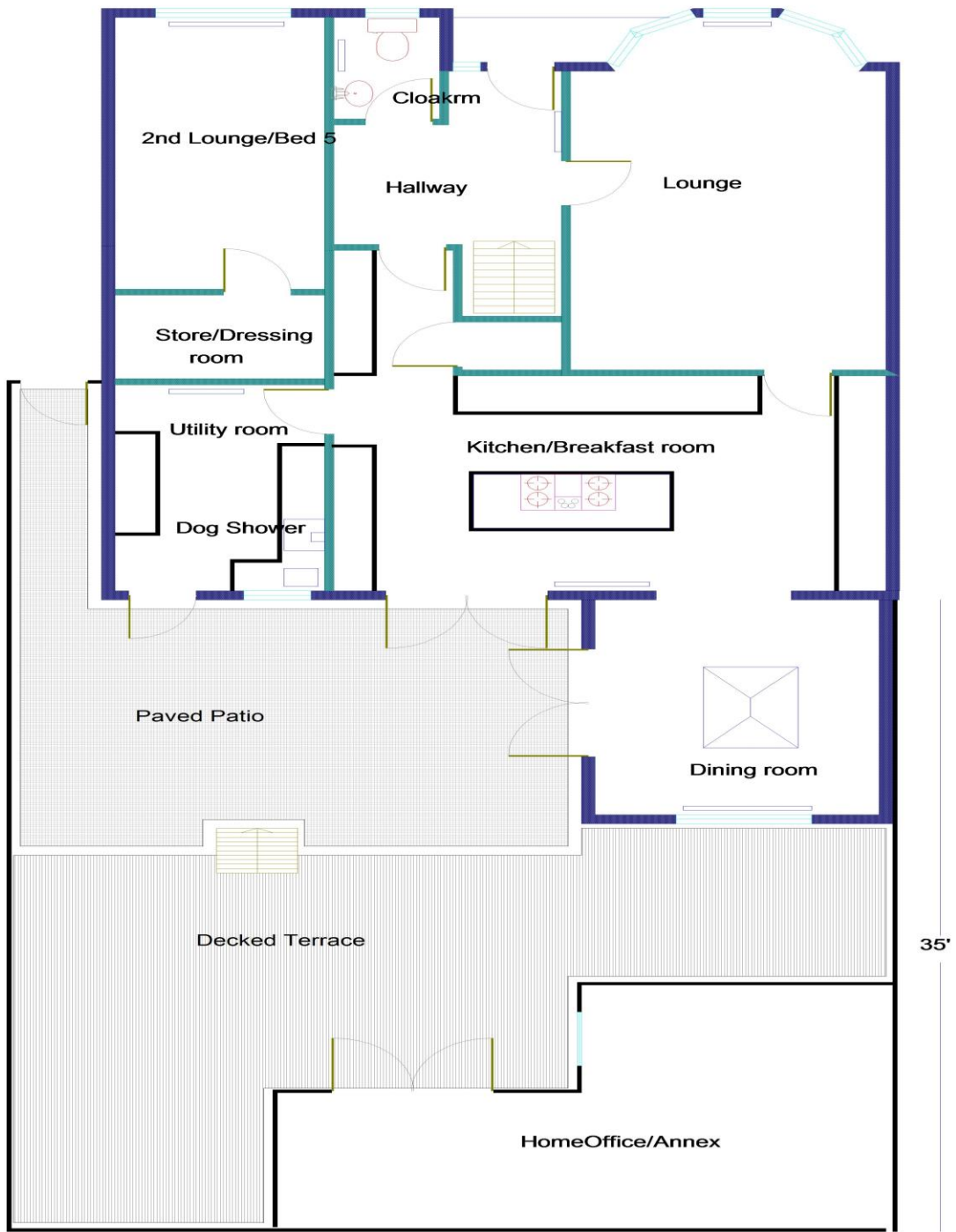
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VIEWINGS STRICTLY BY APPOINTMENT

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor area 2016 sq' approximately
Annex 240sq' approximately.

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



ON THE GROUND FLOOR

CANOPIED ENTRANCE PORCH

Composite entrance door with glazed panel to side.

HALLWAY

Stairs to first floor. Wood laminate flooring.

CLOAKROOM

White suite comprising low level W.C. with concealed cistern, wash hand basin with mixer tap and cupboards under. Chromium plated heated towel rail. Walls tiled to half height and tiled flooring. Window to front.

LOUNGE 20' 5" (into bay) x 12' 0" (6.22m x 3.65m)

Bay window to front affording North Eastern aspect. Double radiator. Recessed downlighters. Carpet. Door to:-

KITCHEN/BREAKFAST ROOM 20' 7" x 10' 10" (6.27m x 3.30m)

Contemporary styled fitted with a range of high and low level units having grey high gloss and woodgrain effect door and drawer fronts. Central island with breakfast bar and five burner ceramic hob. Granite working surfaces and matching upstands. Inset stainless steel one and half bowl sink with mixer tap. Honeycomb tiled splashback. Eye level Hotpoint double ovens and warming drawer. Integrated fridge, freezer and dishwasher. Recessed downlighters, tiled flooring. Bank of full height storage cupboards. Double radiator. UPVC double casement doors to garden. Archway to:-

DINING ROOM 11' 8" x 10' 5" (3.55m x 3.17m)

Lantern ceiling flooding the room with natural light. UPVC double casement doors to garden. Window to rear - south western aspect. Laminate flooring and recessed downlighters. Double radiator.

UTILITY ROOM 10' 8" x 7' 9" (3.25m x 2.36m)

Matching high and low level units and complementing working surfaces. Space for tumble dryer and plumbing for washing machine. Open low level sink ideal for dog grooming. Further wash hand basin with mixer tap. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. UPVC 1/2 glazed door to rear. Window to rear. Chromium plated heated towel rail. Recessed downlighters.

2ND LOUNGE / BEDROOM 5 15' 2" x 7' 8" (4.62m x 2.34m)

Window to front. Double radiator. Carpet. Door to walk in wardrobe with laminate flooring. Recessed downlighters.

ON THE FIRST FLOOR

LANDING

Oak hand rail. Timber balustrade. Access to roof space with folding loft ladder. Built in airing cupboard with shelving and double radiator.

PRINCIPAL BEDROOM 20' 2" x 10' 8" (6.14m x 3.25m)

Two windows to rear overlooking garden. Two radiators. Built in wardrobes and walk in dressing room (currently used as a nursery) with window to side. Double radiator.

EN-SUITE SHOWER ROOM

Shower cubicle with thermostatically controlled shower with rainforest head and hand attachment. Fully tiled walls. Low level W.C with concealed cistern. Wall hung wash hand basin with mixer tap. Chromium plated heated towel rail. Extractor fan with recessed downlighters. Tiled floor.

BEDROOM 2 19' 10" x 10' 6" (6.04m x 3.20m)

Two windows to front. Two double radiators. Carpet.

BEDROOM 3 10' 6" x 8' 9" (3.20m x 2.66m)

Window to rear overlooking the garden. Radiator. Built in wardrobe. Carpet.

BEDROOM 4 11' 0" (max) x 9' 2" (3.35m x 2.79m)

Window to front overlooking Mallards Lake. Radiator. Carpet.

FAMILY BATHROOM

White suite comprising panelled bath with mixer tap. Thermostatically controlled rainforest shower and additional hand shower. Glass screen and fully tiled walls. Pedestal wash hand basin, low level W.C. Window to side. Extractor fan. Chromium plated heated towel rail. Tiled floor.

OUTSIDE

To the front is mainly laid to lawn with tarmac driveway. The rear garden enjoys a south western aspect with Indian sandstone patio adjacent to house. Steps to raised composite decked area with timber balustrade. Substantial 'L' shape home office/summerhouse measuring 23'1 x 13'4 maximum with UPVC double casement doors and window to side. Wood laminate flooring. Side access to front, outside water tap. Fully fenced boundaries with decorative trellis to the top.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

