



15 Ufton Close  
Maidstone  
ME15 8EH

Price Range: £475,000 to £500,000

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## Description

A great opportunity to purchase this light and airy family home located in a popular cul-de-sac in this non estate location on the outskirts of Bearsted, within a quarter of a mile of Mote Park with its 450 acres, local infant and junior schools at Madginford, Greenfields and Senacre. The accommodation, including the garage, is just under 2,000 sq ft. Set amidst a good sized plot with ample parking and double garage. 50 x 55 ft rear garden.

## Location

Located in a pleasant cul-de-sac position on the fringe of this sought after development. Downswood has a good selection of local amenities including shops providing for everyday needs, medical centre, pre-school, village hall and the adjacent Len Valley nature reserve, which in turn provides access to Mote Park, with its 450 acres. Educationally the area is well served with the local Madginford Schools catering for infants and juniors. Bearsted village has a wider selection of amenities with the town centre being some two miles distant. 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

E

## VIEWINGS STRICTLY BY APPOINTMENT

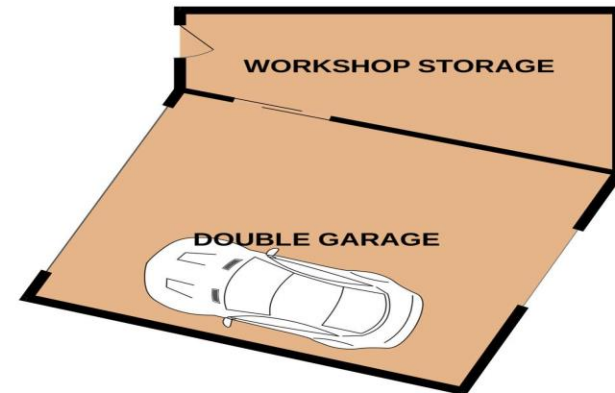
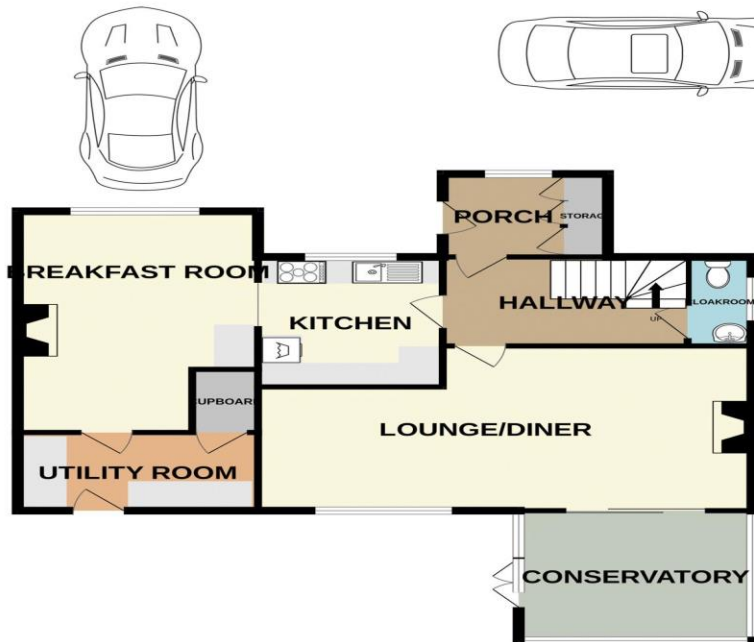
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



FIRST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



GROUND FLOOR  
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.7 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 PORCH

Range of built-in storage cupboards, window to front.

### ENTRANCE HALL

Double radiator, staircase to first floor.

### CLOAKROOM

White suite, hand basin, wc, heated towel rail, timber panelling to dado height, tiled splashback, window to side.

**LOUNGE / DINING ROOM** 24' 4" x 12' 8" (*narrowing to 9' 6" in dining area*) (7.41m x 3.86m)

Contemporary living flame gas fire, fireside storage cupboard and shelving, window overlooking rear garden, double radiator, double casement doors to:

**CONSERVATORY** 11' 6" x 10' 0" (3.50m x 3.05m)

Windows overlooking rear garden, polycarbonate roofing, laminate flooring, double radiator and double doors to patio.

**KITCHEN** 10' 0" x 9' 1" (3.05m x 2.77m)

Fitted with units having hand painted doors and complimenting working surfaces comprising stainless steel sink and mixer tap, 5 burner gas hob, eye level oven, tiled splashbacks, laminate flooring, plate shelf, plumbing for dishwasher, window to front.

**BREAKFAST ROOM / FAMILY ROOM** 17' 0" x 11' 10" (*narrowing to 8' 4"*) (5.18m x 3.60m)

Natural brick fireplace and hearth, fitted stove style gas fire, panelled ceiling with Velux window facing south bathing the room from a vaulted ceiling, laminate flooring, range of built-in storage, window to front, door to:

**UTILITY ROOM** 11' 10" x 6' 0" (3.60m x 1.83m)

Matching range of hand painted units with natural brick relief and shelving, stainless steel sink, plumbing for washing machine, ceramic tiled floor, gas fired Baxi boiler for heating and hot water, window and half glazed to garden.

## ON THE FIRST FLOOR

**LANDING** 9' 10" x 6' 8" (2.99m x 2.03m)

A spacious landing, window to front, built-in linen cupboard with lagged copper cylinder.

**BEDROOM 1** 10' 4" x 10' 4" (3.15m x 3.15m)

Extensive range of built-in cupboards, panelled wall, window overlooking rear garden, radiator.

### EN-SUITE SHOWER ROOM

White suite, shower cubicle, wash hand basin, radiator.

**BEDROOM 2** 11' 3" x 11' 1" (3.43m x 3.38m)

Display shelving, double radiator, double built-in wardrobe cupboard, window to rear.

**BEDROOM 3** 8' 8" x 8' 5" (2.64m x 2.56m)

Window to front, double radiator.

## OUTSIDE

To the front of the property is an extensive concrete and blockwork driveway and parking area with outside lighting, screening conifers, parking for 2-3 vehicles. Large detached double garage measuring 19' 5" by 18' 4" with attached workshop measuring 21' 7" by 12' 6" narrowing to 6 foot. All enjoy lighting overhead storage, power, automatic up and over entry door. The rear garden is a particular feature of the property and measures 55' by 50'. Fully fenced with raised patio area adjacent to house, outside lighting, extensive lawn, well stocked with shrubs and fruit trees. Green house measuring 6' x 6', Summerhouse measuring 10' x 8'.

### Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane passing the Village Green on left hand side. At the end of the road turn right taking the fourth turning on the left at the traffic lights into Willington Street. Proceed for approximately a quarter of a mile taking the fifth turning on the left into Chapman Avenue, first left into Ufton Close and follow it round to the left and the property will be found at the end of the cul-de-sac.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
www.ferrisandco.net



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

