36 Norman Close, Maidstone, ME14 5HT
£295,000
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Maidstone
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Exceptionally spacious mid terraced town house
Description

Exceptionally spacious mid terraced town house enjoying an east/west aspect with a open outlook to the front with large picture windows creating a light and airy interior.

This well established cul-de-sac was originally built in 1970’s on the grounds of the former Foley House on the favoured northern outskirts of the town close to Penenden Heath.

The accommodation is well presented, much improved, arranged on three floors extending in all to just under 1300 square feet, with the added benefit of gas fired warm air heating and UPVC framed double glazing together with a security alarm system.

Location

Penenden Heath is within a 1/4 of a mile and offers a selection of local amenities including shops, with recreational facilities on the heath itself including tennis, bowls together with numerous countryside walks, play area and pre-school. There are local schools at Sandling, Eastborough and St Pauls catering for infants and juniors. Maidstone town centre is some 3/4 of a mile distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two railway stations connected to London. There are excellent shopping facilities at Fremlins Walk and The Mall and wider selection of schools for older children in and around the town centre.

The M20/M2/A20/M25 and M26 properties are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT
Floor area 1296 sq' approximately.

N.B.: Not to scale, for guidance only.
ON THE GROUND FLOOR

ENTRANCE PORCH
Quarry tiled floor. Built in dustbin store.

ENTRANCE HALL 12' 0" x 7' 4" (3.65m x 2.23m)
Beechwood laminate flooring. Staircase to first floor with timber balustrade. Understairs storage cupboard. Recess low voltage lighting. Half glazed door to:

UTILITY ROOM 11' 8" x 5' 5" (3.55m x 1.65m)

CLOAKROOM

BEDROOM 4 9' 5" x 8' 1" (2.87m x 2.46m)
Window to rear with fitted wooden blinds. Eastern aspect. Beechwood laminate flooring.

INTEGRAL GARAGE
Up and over entry door. Electric light and power. Approached by driveway providing additional parking.

ON THE FIRST FLOOR

OPEN PLAN LIVING ROOM/KITCHEN 27" 5" x 15' 8" (max) (8.35m x 4.77m)
LIVING AREA: Large picture window to front affording a pleasant open outlook. Western aspect. Three wall light points. Staircase to second floor.

KITCHEN AREA: (15'8 x 8') Comprehensively fitted with units having wood grain finish door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising:- 1 1/2 bowl acrylic sink unit with chromium mixer tap, cupboards under. Range of high and low level cupboards with working surfaces. Four burner gas cooker, oven beneath. Stainless steel splashback. Extractor hood above. Glazed display cabinet. Plumbing for automatic dishwasher. Space for fridge/freezer. recessed low voltage lighting. Picture window overlooking rear garden, eastern aspect. Vinyl flooring. Tiled splashbacks.

ON THE SECOND FLOOR

LANDING
Access to roof space.

BEDROOM 1 13' 7" x 8' 10" (4.14m x 2.69m)

BEDROOM 2 11' 4" x 8' 9" (3.45m x 2.66m)

BEDROOM 3 9' 4" x 6' 6" (2.84m x 1.98m)
Window to front. Pleasant open outlook, western aspect.

BATHROOM

FRONT GARDEN
Concrete driveway with grassed area to side.

GARDEN
The rear garden is pleasantly landscaped extending to 25ft enjoying an eastern aspect. Arranged on three levels, two of which are brick paved with dwarf wall. Further retaining wall with rockery. Walled and fenced boundaries. Eastern aspect.

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, taking the second turning on the right into Tudor Avenue, first right again into Norman Close follow the road to the end and the property will be found in front of you as indicated by our sign board.