



BLUEBELL ESTATES



580, Loose Road, Maidstone, ME15 9UW
Offers In Excess Of £625,000

A beautiful 4/5 bedroom detached family home situated right next to the 'Outstanding' Loose Primary School.

- Beautiful 4/5 Bedroom Detached Period Home
- Many Character Features
- Sitting Room with Working Fireplace
- Family Room
- Large Formal Dining Room
- Kitchen-Breakfast Room
- Utility, Ground Floor Shower Room and Conservatory
- Useful Basement and Attic Rooms
- 4 Generously Proportioned Bedrooms and Family Bathroom
- Driveway for Around 3 Cars

PRICE REDUCED TO ENCOURAGE A QUICK SALE ## If you are looking for a large period home and the quality of local schools is important to you, then look no further. This beautiful home boasts many character features and couldn't be any closer to the highly sought after Loose Primary School that was rated as Outstanding in 2016. The renowned secondary schools; Maidstone Grammar School and Invicta Grammar School For Girls are 1.8 miles and 2.7 miles away respectively and can be accessed via the buses that run into town from the bus stop 60m from the property. At weekends you can walk into the Loose Valley Conservation Area which is approximately 10 minutes away and enjoy some lovely food and the annual Loose Valley Duck race! For more information or to arrange a viewing on this lovely home please give us a call.

Situation

The property is located around 2 miles South of Maidstone town centre. Maidstone is the County town of Kent and as such boasts extensive retail, entertainment and leisure facilities in addition to numerous state and grammar educational establishments. The town has mainline train links via Maidstone East train station giving journey times to London of just over 1 hour. The town has links to junctions 5, 6 and 7 of the M20 providing road access to London

Accommodation as follows:-

Glazed timber door into entrance hall.



Entrance Hall

Walnut effect flooring. Ornate coving. Radiator.

Sitting Room

15'1" into alcoves x 13'1" (4.60m into alcoves x 3.99m)

Sash window with secondary glazing. Walnut effect flooring. Ornate fireplace. Radiator. Coving to ceiling. Dado rail. Doors to family room and kitchen-breakfast room.

Kitchen-Breakfast Room

14'3 x 13'9 (4.34m x 4.19m)

A matching range of units with hand painted door and drawer fronts and predominantly granite effect work surfaces over. Inset double Butler sink with chrome mixer tap. Integrated fridge, freezer and dishwasher. Space for Range cooker. Walnut effect flooring. French doors to conservatory and doors to dining room, utility room and door with stairs down to basement room.

Family Room

12'5" x 10'5" (3.8 x 3.2)

Double glazed window to rear. Carpet to floor. Radiator. Built in storage cupboards and display unit.

Dining Room

15' x 13'3 (4.57m x 4.04m)

Sash window to front with secondary glazing. Ornate fireplace. Exposed floor boards. Ornate coving to ceiling. Picture rails. Radiator.

Utility Room

4'3" x 2'9" (1.3 x 0.86)

Double glazed window to side. Space for washing machine and tumble dryer. Wall mounted Worcester boiler. Walnut effect flooring.

Shower Room

6'3" x 5'10" (1.92 x 1.78)

A white suite comprising shower enclosure with chrome shower mixer, vanity basin with chrome mixer tap and dual flush low level WC. Double glazed window to rear. Tiled flooring and localised tiling to walls. Inset spotlights to ceiling. Chrome heated towel rail.

Conservatory

17'9" x 8'11" (5.42 x 2.73)

Tiled flooring. Doors to garden.





Basement Room

15'10" x 14'2" (4.85 x 4.32)

Double glazed window to front. Spotlights to ceiling. Radiator. Built in wardrobes. Oak flooring.

Stairs / Landing

A lovely Georgian staircase leads to the first floor landing with doors to all bedrooms and family bathroom. Further door and stairs up to attic room.

Master Bedroom

15'1" x 13'1" (4.61 x 3.99)

Sash window to front with secondary glazing. Built in wardrobe. Carpet to floor. Access to loft via hatch.

Bedroom 2

13'6" x 13'2" (4.13 x 4.03)

Sash window to front with secondary glazing. Radiator. Carpet to floor. Built in wardrobe.

Bedroom 3

10'5" x 9'3" (3.2 x 2.82)

Double glazed window to rear. Carpet to floor. Radiator.

Bedroom 4

10'5 x 9'3 (3.18m x 2.82m)

Double glazed window to rear. Carpet to floor. Radiator. Two built in wardrobes.

Family Bathroom

10'8" x 6'7" (3.27 x 2.03)

A white suite comprising large double ended bath with brass mixer tap and shower over, pedestal basin with brass mixer tap and low level WC. Radiator. Exposed floor boards. Double glazed window to rear.

Stairs / Landing

Attic Room

10'6 x 7'10 (3.20m x 2.39m)

A door and staircase lead from the first floor landing to this useful attic room. Carpet to floor. Window to rear.

Outside

Front Garden

Mainly laid to lawn with planted borders and tall

impressive conifer trees increasing the privacy to the front.

Driveway

Driveway for around 3 cars to the far side of the garden.

Rear Garden

Mainly laid to lawn with a variety of plants, shrubs and trees. Patio area and further paved area under pergola. Gate to side giving access to front and a further gate to the far side giving access to driveway. Shed to remain.

Services

Electricity, Gas, Water and mains drainage

Viewing Arrangements

By appointment through:-

Bluebell Estates

27 High Street

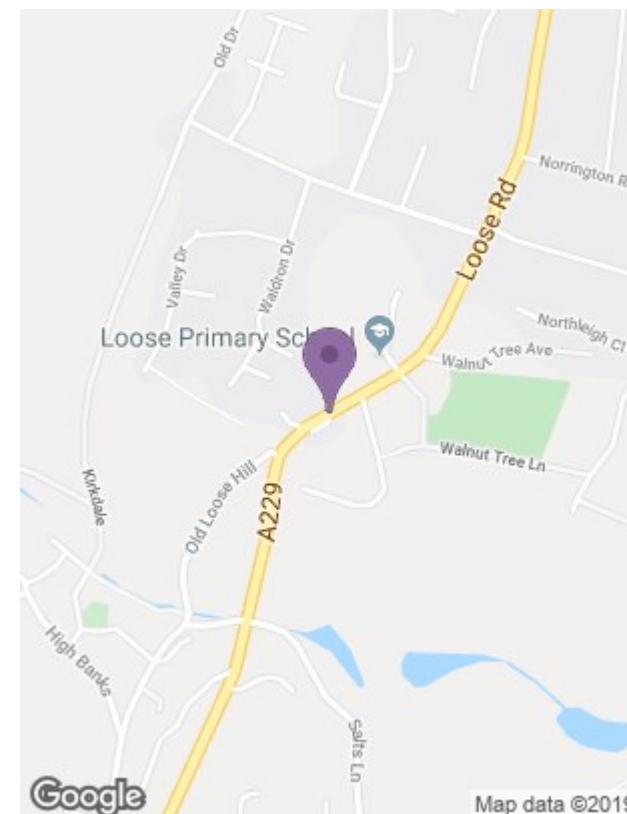
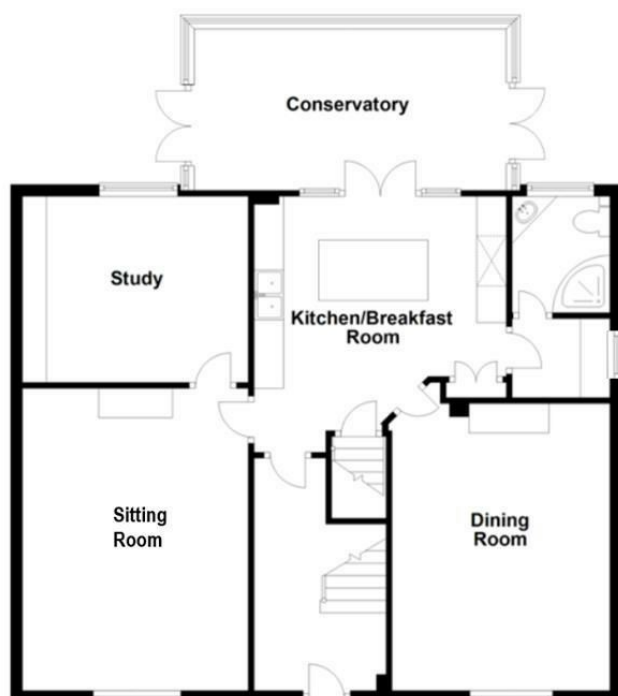
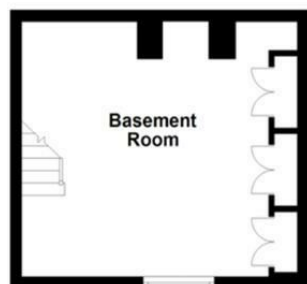
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.