



**57 Melrose Close, Loose, Loose, Kent, ME15 6BD**  
**Offers in excess of £300,000**





**\*\*\*TAKE A VIRTUAL TOUR\*\*\*\* A STUNNING AND SPACIOUS 3 BEDROOM TOWNHOUSE SITUATED IN A FABULOUS LOCATION WITHIN WALKING DISTANCE OF THE POPULAR PRIMARY SCHOOL \*\*\*\***

Offering spacious and adaptable accommodation on offer on the ground floor is an entrance hall, modern fitted kitchen, lounge/diner, sunroom and useful downstairs cloakroom. On the first floor there are 2 double bedrooms and a family bathroom and landing. On the second floor there is the main bedroom bedroom with en suite and fitted wardrobes.

Outside there is a landscaped rear garden with outside tap and gated side access as well as allocated parking to the front.

Viewing of this attractive and well presented family home is strongly recommended to avoid missing out on a great opportunity to buy. So call Page and Wells on 01622 746273 and get booked in



## To The Ground Floor

### Entrance Hall

Staircase to first floor, radiator, phone point

### Downstairs Cloakroom

Comprising w/c, wash hand basin, tiled flooring, radiator, double glazed window to front

### Kitchen 11'4 x 7'10 (3.45m x 2.39m)

A fine range of modern fitted kitchen units with worksurfaces and breakfast bar, integrated gas hob with extractor hood above and electric oven below, integrated fridge/freezer, dishwasher and washing machine, inset sink with drainer, tiled flooring, double glazed window to front, wall mounted boiler

### Sitting Room 16'1 x 15'1 (4.90m x 4.60m)

Two radiators, TV point, double glazed window to rear and French doors to rear leading to the sun room, large understairs storage cupboard

### Sun Room 11'4 x 9'6 (3.45m x 2.90m)

With double glazed windows to both sides and rear and door to side leading onto the garden patio, tiled floor

## On The First Floor

### Landing

Staircase to second floor, airing cupboard

### Bedroom 2 15'1 x 12'10 maximum measurements (4.60m x 3.91m maximum measurements)

Radiator, double glazed windows to rear, TV and phone point

### Bedroom 3 14'7 x 7'10 (4.45m x 2.39m)

Double glazed window to front, radiator, telephone point

### Family Bathroom 6'9 x 5'6 (2.06m x 1.68m)

Comprising panel bath with mixer tap and shower over bath, wash hand basin with mixer tap, w/c, radiator, part tiled walls, double glazed window to front, extractor fan

## To The Second Floor

### Landing

Velux window to rear, radiator

### Main Bedroom 20 x 15'1 (6.10m x 4.60m)

Fitted wardrobes over the stair and to the rear, two radiators, access to the loft

### En-suite 6'6 x 5'6 (1.98m x 1.68m)

Comprising double shower unit with glass screen, wash hand basin with mixer tap, w/c, tiled walls and floor, extractor fan, radiator, velux window to rear

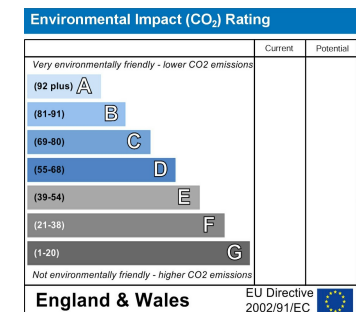
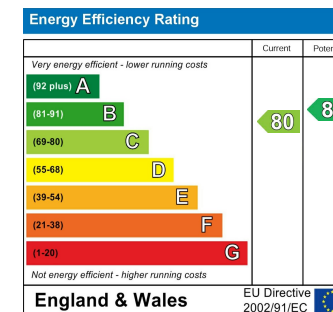
### Externally

To the front there is allocated parking for one car and visitor parking bays.

There is a neatly enclosed rear garden which has a section of paved patio immediately to the rear and a shingle area at the end of the garden. There is a shed, outside tap and side gate for rear access to the garden

### Viewing Arrangements

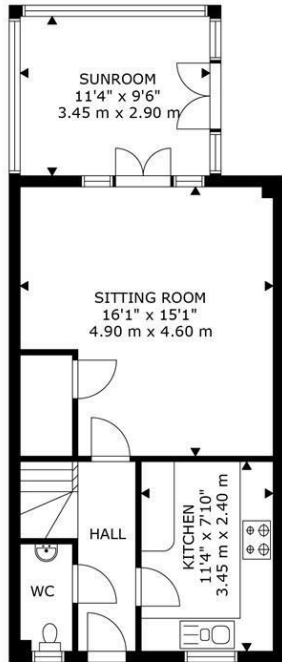
By appointment only. Call Page & Wells Loose Office on 01622 746273.



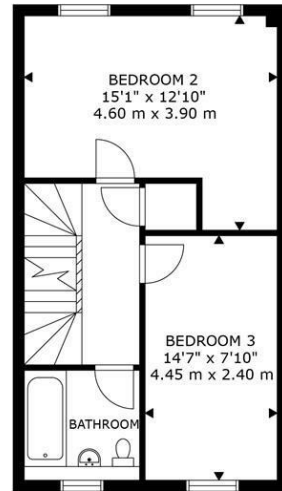
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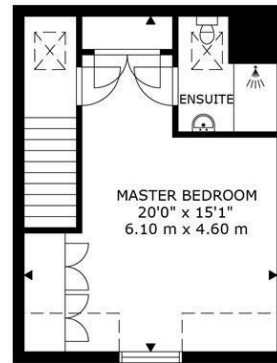




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 538 sq ft, 50 m<sup>2</sup>  
 FIRST FLOOR: 420 sq ft, 39 m<sup>2</sup>  
 SECOND FLOOR: 301 sq ft, 28 m<sup>2</sup>  
 TOTAL: 1259 sq ft, 117 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

