



13 Coriander Drive, Maidstone, Kent, ME16 0ZD
Offers over £365,000



****BEAUTIFULLY PRESENTED 3/4 BEDROOM FAMILY HOME**.** ****LARGE KITCHEN/DINER**.** ****EN-SUITE AND BALCONY TO PRINCIPAL BEDROOM**.** ****BI-FOLDING DOORS OPENING TO LANDSCAPED REAR GARDEN**.** ****CLOSE TO MAIDSTONE HOSPITAL AND BARMING RAILWAY STATION**.**

Page & Wells are delighted to bring to the market this superbly presented 3/4 bedroom family home located on this much sought after development within close proximity of Maidstone Hospital, Barming railway station and well reputed primary and secondary schools. The ground floor features a welcoming hallway with access to a modern cloakroom, there is a useful utility room (which was formerly the kitchen) which due to its size could be used as a fourth bedroom or work from home office. There is a spacious lounge with double doors opening to the rear with recently fitted Amtico flooring. Completing the downstairs accommodation is a superb kitchen/diner with bi-folding doors opening onto the landscaped rear garden. The first floor offers a modern family bathroom and three good sized bedrooms, the principal bedroom benefits from a luxury en-suite and balcony. There is a beautifully presented rear garden and a driveway to the front providing off road parking facilities. Internal flooring is highly recommended. EPC rating: C. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Front entrance door to ...

Entrance Hall

Staircase to first floor.

Cloakroom

WC. Wash hand basin.

Utility Room/Bedroom 4/Office: 11'6 x 5'7 (3.51m x 1.70m)

Formerly the kitchen and currently used as a utility room, this room could perhaps be better served as a fourth bedroom or indeed work from home office space.

Lounge/Diner: 16'3 x 12'7 (4.95m x 3.84m)

Double glazed window to side. Double doors opening onto the garden. Radiator. Amtico flooring.

Kitchen/Dining Room: 19'10 x 8'11 (6.05m x 2.72m)

Superbly fitted with range of modern wall and base units with work surface over. Inset hob, built in oven. Built in microwave. Dishwasher and fridge/freezer. Bi-folding doors opening to the rear garden.

FIRST FLOOR:

Principal Bedroom: 10'7 x 9' (3.23m x 2.74m)

Fitted double wardrobe cupboards. Double glazed doors opening to balcony. Radiator.

En-suite Shower Room

Tiled shower cubicle. WC. Wash hand basin.

Bedroom 2: 13' maximum x 9'6 (3.96m maximum x 2.90m)

Fitted double wardrobe cupboards. Radiator. Double glazed window to front. Access to part boarded loft.

Bedroom 3: 9' x 8' (2.74m x 2.44m)

Fitted double wardrobe cupboards. Radiator. Double glazed window to rear.

Family Bathroom

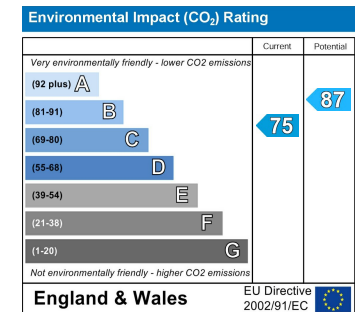
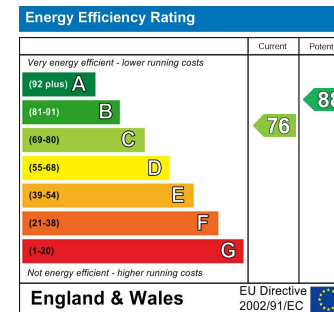
Panelled bath. WC. Wash hand basin.

EXTERNALLY:

There are off road parking facilities to the front and an attractive south facing landscaped rear garden with astro turf. Garden shed. Double outside plug. Outside tap. Outside light.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703



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GROUND FLOOR



FIRST FLOOR

