



3 Court Broomes, East Sutton, Maidstone, Kent, ME17 3DH
Price guide £320,000 - £340,000

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The house stands in an elevated setting with wonderful views out over the Weald of Kent. East Sutton is about 2-miles to the east of Sutton Valence and about 6-miles from the centre of Maidstone. There are excellent village amenities available in Headcorn which is a few minutes drive from the property, where there is a mainline London station. There is convenient access to the M20 motorway providing fast travel to London and Kent coastline.

The house is of older style and has been the home of our client for nearly 50-years. The property comprises a three bedroom end of terrace house enjoying gas fired central heating and double glazing. The property further benefits from solar panels that have been installed to provide electricity. The principal rooms all enjoy fantastic panoramic views. There is are good sized gardens to the rear and side of the house. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: C. Contact: PAGE & WELLS King Street office 01622 756703.



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Hall

Staircase to first floor.

Lounge: 13' x 13' (3.96m x 3.96m)

Double glazed window to the front elevation. Understairs cupboard concealing gas and electric meters. Door to kitchen.

Dining Room: 11'7 x 9'10 (3.53m x 3.00m)

Double glazed window to the front elevation. Recessed cupboard with display shelving.

Kitchen: 10'3 x 8'3 (3.12m x 2.51m)

Work surface with cupboards, drawers and space under. Inset single drainer sink unit with cupboard beneath. Plumbing for washing machine. Part tiled walls. Door to ...

Rear Lobby

Walk in cupboard with Main gas fired boiler serving central heating and domestic hot water. Door to conservatory.

Cloakroom

WC.

Conservatory: 27'4 x 8' (8.33m x 2.44m)

Double glazed double doors opening to the garden. Access to ...

Utility Room: 10'2 x 7' (3.10m x 2.13m)

FIRST FLOOR:

Landing

Double glazed window to the rear elevation. Airing cupboard housing hot water tank. Access to roof space.

Bedroom 1: 14'5 x 10'1 (4.39m x 3.07m)

Double aspect room with magnificent views. Built in cupboard.

Bedroom 2: 13'1 x 11'8 (3.99m x 3.56m)

Maximum measurements. Double glazed window to the front elevation again with lovely views. Built in cupboard.

Bedroom 3: 10'7 x 10' (3.23m x 3.05m)

Built in wardrobe cupboard. Double glazed window to the rear elevation.

Shower Room

Shower cubicle with fitted Triton shower unit. Low-level WC. Wash hand basin. Part tiled walls. Double glazed window to the rear elevation.

EXTERNALLY:

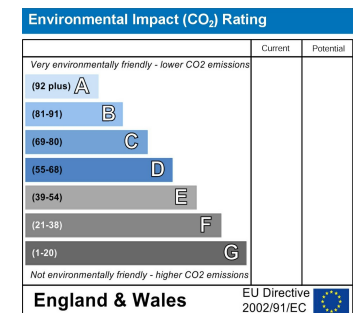
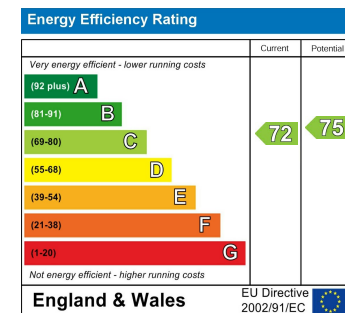
Gardens lie both to the rear and side of the property and are of good size enjoying the excellent views. Within the garden is a brick built garden shed and greenhouse.

VIEWING

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

DIRECTIONS

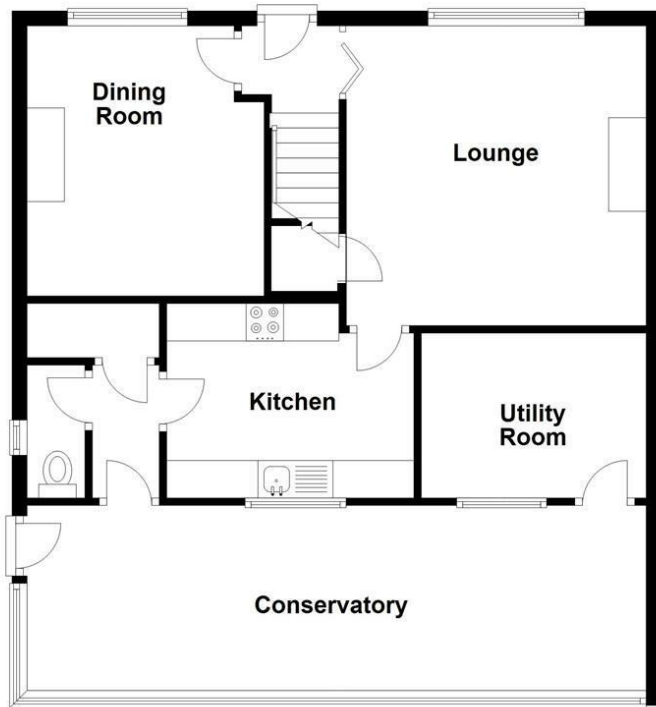
Leave Maidstone on the A274 Sutton Road and proceed to the Warmlake crossroads. Turn left onto Chartway Street and proceed for some distance before turning right into Workhouse Road. Take the first left continuing past East Sutton Church where the property will be found on the left hand side.



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Ground Floor



First Floor

