



## Hillside Court, Church Road

Maidstone

Prices From **£330,000**

# Hillside Court

Church Road, Maidstone

## Location Finder

What3words:///smart.device.image

Hillside Court is a well-designed development of 14 properties, comprising 8 x 3-bedroom townhouses, 3 x 2-bedroom apartments and 1 x 2-bedroom link-detached house, situated within Tovil, just 1 mile from Maidstone Town Centre.

**Tenure:** Freehold

- A development of 8 x 3 bedroom townhouses, 3 x 2 bedroom apartments and 1 x 2 bedroom house
- Prices starting at £330,000 for the 3-bedroom townhouses
- Cleverly designed and beautifully finished
- Eco-friendly Air Source Heat Pumps
- Generous room sizes throughout
- One allocated parking space to each property
- Just 1 mile from Maidstone Town Centre
- 3 miles from the M20 (jct 7)
- 1.2 miles to Mote Park

## About the Developer

Hillside Court has been built by local builders Haus Developments based on the Kent, Surrey and Sussex borders. Haus specialise in small select builds and property renovations creating modern homes of quality, paying close attention to detail. Keeping the homeowner in mind throughout the design and build, they have successfully created homes for over 10 years, that people continually love to live in.







### **Accommodation (see floorplan for room sizes)**

The accommodation available spans three floors, with the design of these homes taking full advantage of the natural lie of the land. The lower ground floor leads out to the garden space and is where the main living space is located. The ground floor hosts a study and the main bedroom with en-suite, whilst up on the first floor are two generous bedrooms and the family bathroom.

### **Lower Ground Floor**

The lower ground floor hosts the living space, a large living room enjoys bi-folding doors opening out to the garden, whilst the modern kitchen is to the front, featuring a wealth of fitted appliances and cupboard space. There is also a WC on this floor.

### **Ground Floor**

You enter the property on the ground floor and can access both the lower ground and first floors from a central stairwell. To the front of the house is a useful study, whilst to the rear is the main bedroom, a generously sized bedroom enjoying an en-suite bathroom.

### **First Floor**

Up on the first floor are two further bedrooms, both of fantastic proportions, and the family bathroom, comprising a three-piece suite with a shower over the bath.

### **Parking**

To the front of the properties each home benefits from one allocated parking space.

### **Outside**

Stepping out from the living room, there is a raised decked seating area, kept private from your neighbors with a lovely glass screen. Steps lead down to a sunken lawn area with fenced boundaries.



Hillside Court is a cleverly designed development of 12 eye-catching properties; 8 x 3 bedroom townhouses, 3 x 2 bedroom apartments and 1 x 2 bedroom house; each offering generous proportions and modern finishing touches.

The first release includes the 8 x 3 bedroom townhouses, stylish in their design and sure to turn heads. Each of the properties enjoy 1 allocated parking space to the front and landscaped gardens with decked seating areas to the rear.

The layout spans three floors and comprises the main living space with bi-folding doors opening to the garden to the lower ground floor, alongside the kitchen and downstairs WC. The ground floor features a useful study and the main bedroom, which benefits from an en-suite bathroom, whilst the top floor comprises the two further bedrooms, both of generous proportions, and the family bathroom.

#### Services

Mains water, drainage and electricity. Air Source central heating. EPC rating: TBC. Local Authority: Maidstone Borough Council. Council Tax Band: TBC







## Specification

**Kitchen:** Each kitchen has been specifically designed and features integrated appliances, including Bosch Ovens and Hobs, Washer/Dryer, Dishwasher and Fridge/Freezer, Ceramic Sinks with Chrome Taps and deluxe Laminate Work Tops.

**Bathroom & Cloakroom:** The bathrooms feature white sanitary ware with heated Chrome Towel Radiators, wall-hung mirrors and Shaver Sockets with Ceramic tiling to the floors and walls (tiling only to the bath surround and above the wash basin).

**Central Heating:** Green Energy Air Source Heat Pumps provide the heating with Smart controlled zoned heating thermostats and radiators throughout.

**Communications:** Superfast fibre internet, direct to property. USB sockets within the Kitchen, Living Room and Bedroom One.

**Finishing Touches:** Luxury laminate flooring laid to the hallway, study, living room, cloakroom, kitchen and bathrooms. Carpets fitted throughout to the stairs, landing and each of the bedrooms. Contemporary Aluminium windows and bi-folding doors from the living room leading to the garden. Chrome ironmongery to the internal doors with satinwood white painted woodwork. Walls and ceilings painted in Dulux White paint.

**Exterior:** Each garden has been turfed with fenced boundaries and decked seating areas. Outside power and tap to each property, with one allocated parking space included to the front, within the shared parking area.

**For your peace of mind:** External lighting to the parking area and mains supplied Fire Alarms.

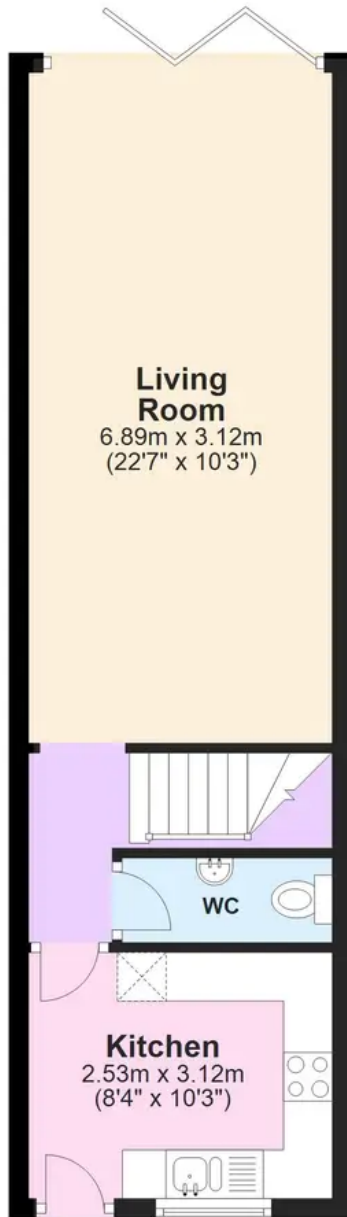






### Lower Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



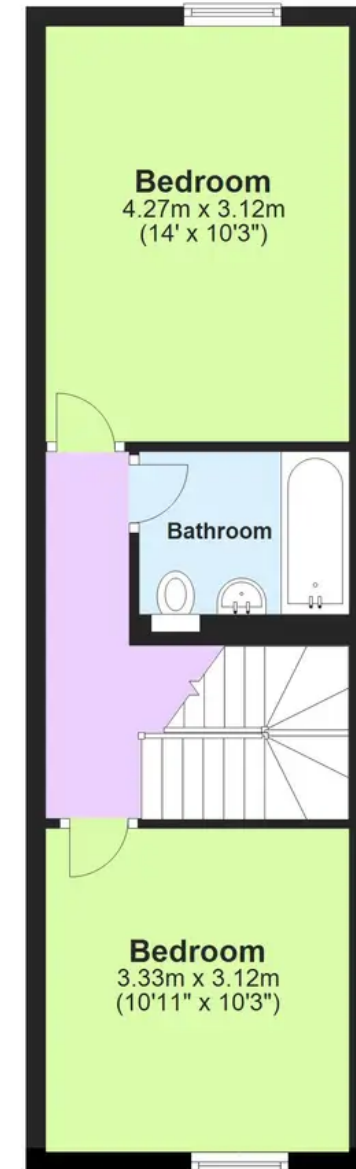
### Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



### First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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