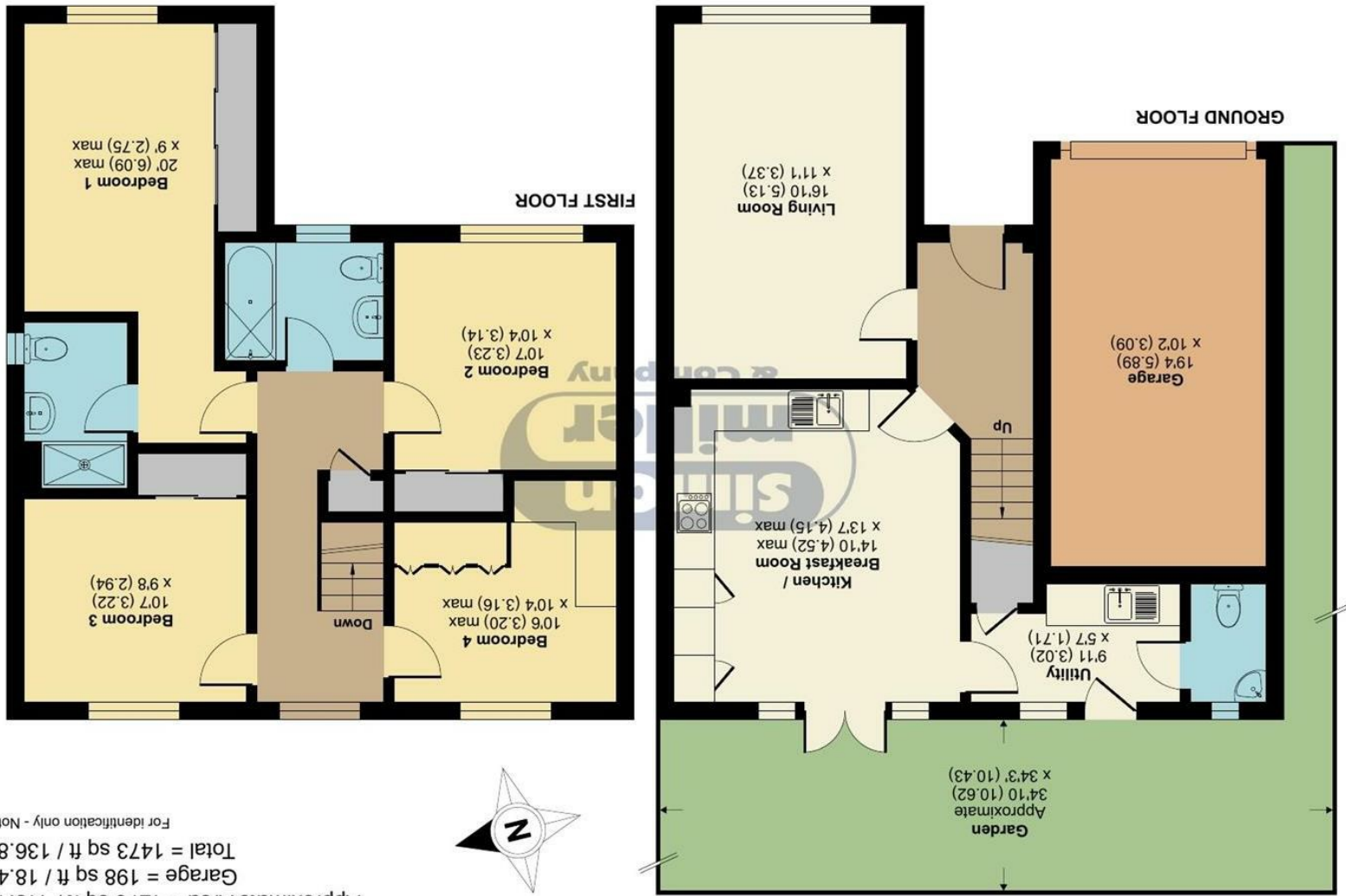


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1238851



Approximate Area = 1275 sq ft / 118.4 sq m
 Garage = 198 sq ft / 18.4 sq m
 Total = 1473 sq ft / 136.8 sq m
 For identification only - Not to scale

Irwell Road, Maidstone, ME17

11 Irwell Road, Maidstone, ME17 3XE

**Guide Price £525,000
 EPC RATING: B**





Situated on Irwell Road in the charming town of Maidstone, this nearly new four-bedroom detached family home offers a perfect blend of modern living and convenience. Built in 2022, the property boasts generous accommodation throughout.

With the balance of a 10-year warranty remaining, you can enjoy peace of mind in your new home. The location is particularly advantageous, as it is close to local amenities and major motorways, ensuring easy access to everything you need.

This delightful property is an excellent opportunity for those looking to settle in a modern, family-friendly environment in Maidstone. Don't miss your chance to make this house your home.

MATERIAL INFORMATION

Freehold
Council Tax Band F
EPC Report B



- GUIDE PRICE £525,000 - £550,000 • Four Bedroom Detached Family Home • Family Bathroom, Ensuite & Downstairs WC • Integral Garage • Good Sized Front & Rear Gardens • Finished To A High Specification Throughout • Balance Of 10 Year Warranty Remaining • Located Close To Local Amenities And Motorways • EV Charging Point • Alarm System With Video Doorbell

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK