





Three Bedroom Family Home, Set Over Three Floors At Pyrus Place, St. Mary's Island. Part Of The New Countryside Azure Development By The River Medway. Offering 1604 Sq. Ft. Of Living Space, An Integrated Garage And A First Floor Terrace.

A beautifully presented three bedroom family home situated in a quiet position on Pyrus Place, St Mary's Island, within the new Azure development built by Countryside Maritime.

With over 1604 Sq Ft of living space and built over three floors, this delightful home offers excellent family accommodation, including a ground floor cloakroom, a wide entrance hall leading through to a superb open plan kitchen/dining/family area which measures 19'8 x 18'4 and fitted with feature tall radiators. The Contemporary style luxury kitchen has been updated with new Hanex worktops and integrated electric oven, induction hob, dishwasher, fridge/freezer and washing machine/tumble dryer. New wood effect herringbone Amtico flooring has been fitted throughout the ground floor.

One of the real features of this particular design is the first floor as it offers an L shaped living room to the rear of the house measuring 18'3 x 16'5, with double doors which lead out to the south facing 18'7 x 10'4 1st floor terrace. Also on this floor is the third bedroom measuring 13'4 x 10'3 and the family bathroom, with high quality white sanitaryware, recessed wash hand basin and Dark Swiss Elm side panel and worktop, plus a heated chrome towel rail & Amtico flooring.

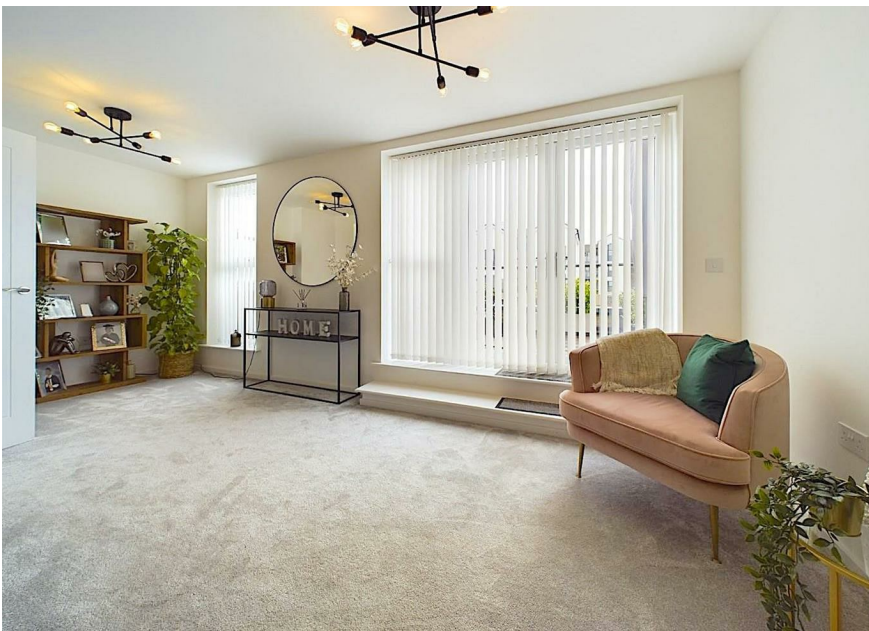
The top floor offers two en suite shower rooms, both fitted to a high standard as the family bathroom, with white sanitaryware, heated chrome towel rail, Dark Swiss Elm worktop and Amtico flooring. Also to this floor are two double bedrooms, with the master bedroom to the rear of the house measuring 13'3 x 12'9 with a dressing area fitted with mirrored wardrobes and the second bedroom measuring 12'10 x 11'11, again with fitted mirrored wardrobes.

The rear garden is south facing and is mainly laid to lawn, there is also a rear gate for access.

The large garage is integral and measures 21'9 x 10'1 This is currently used as a home gymnasium and is fitted with additional storage cupboards. There is further off street parking to the front of the property with a Zappi electric car charging point.

Pyrus Place is located in the centre of the Azure development with Dock 9 to one side and just a few yards from the entrance to the river walkway that goes around the Island. Local facilities are found on the quays alongside St. Mary's Island, including a cinema, bars & cafes, restaurants and the Dockside Outlet Shopping Centre.





- Highly Desirable Location At Azure St. Mary's Island
- 1604 Sq.Ft. Of Living Space
- 19'8 X 18'4 Kitchen/Dining/Family Room
- New Herringbone Amitico Flooring Throughout The Ground Floor
- High Quality Kitchen & Integrated Appliances
- 18'7 X 10'4 Terrace
- Three Bathrooms
- 21'9 X 10'1 Garage
- Master Bedroom Suite With Dressing Area & En Suite Bathroom
- Close To The River Medway



**THE AGENT ON THE QUAYS**

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