



Ibbett Mosely

Burners Walk, Wouldham, Rochester ME1 3WJ  
Price Guide £475,000



## Burners Walk, Rochester, ME1 3WJ

**A family link detached four bedroom, three bathroom family home with great space throughout. Bought new by its current owners it has been well looked after and is fabulously presented throughout.**

**Parking is generally an issue with newer developments but not in this case with three parking spaces on the private covered drive.**

**The garden is of a good size and is private for enjoying with the family and friends.**

**Guide Price £475,000 to £490,000**

- Built 2019 with Builders Guarantee Remaining
- Four Bedrooms with Two Ensuites and Family Bathroom
- Open Plan Kitchen Diner
- Linked in Spacious Reception Room
- High Quality Finishes
- Private Rear Garden
- Off Road Parking for Three Cars
- EPC rating B so Eco Friendly and energy efficient
- Tonbridge & Malling Band D Council Tax
- Accompanied Viewings

Built less than 5 years ago this home still benefits from the builders guarantee and is immaculate in presentation.

Four bedrooms, three bathrooms, three parking spaces, open plan kitchen diner and linked to main reception this home is ideal for the family buyer.

Backed up by the location with plenty of green space to have adventures in and popular schools nearby.

Good commuting links to the motorway network and options for train commutes means this popular development is in high demand.

### Description

A stunning family home entered within a quiet no through road. The welcoming hallway gives access to all areas including a downstairs cloakroom and storage cupboard under the stairs to the first floor. To the left is the main reception room which is double aspect with lots of light streaming in through the bay window to the front and side window. A spacious room for all the family. This links in well with the kitchen diner with double doors making for a very social layout. This of course also allows a more cosy feel with them closed to take in the a film in the evening. The kitchen is the hub of the house and is bright again as the light pours in from the back via French doors and window. Beautifully presented and finished the family spend a lot of their time talking eating and passing the day in this very useful space.

Upstairs the house offers even more space with all four bedrooms and three bathrooms on this level. The principal bedroom sits above the car port and offers a very nice sized double bedroom with built in wardrobes and ensuite shower room. An oasis of calm away from the other bedrooms. The second bedroom is again a great size and has ensuite facilities and built in storage space, ideal for guests or older children. The other two bedrooms are again sizeable enough to take double beds and share the family bathroom.

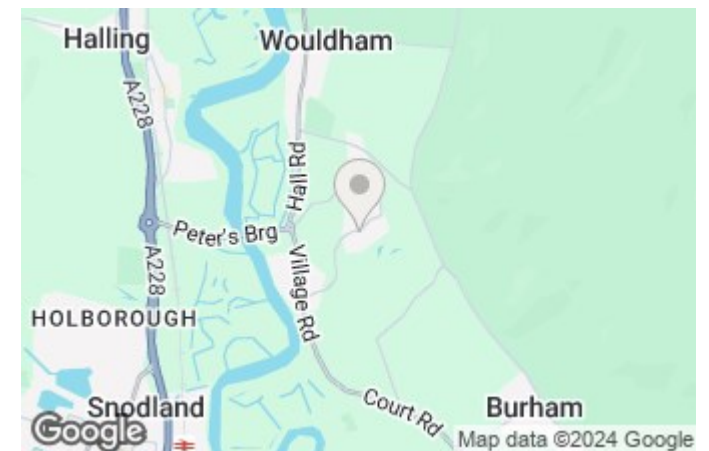
The garden is enclosed to the rear and offers an L shaped private area that is mainly laid to lawn with some planting to the rear, a storage shed and has access to the car parking area for ease of access. A West facing garden getting the sun most of the day and into the late evening.

### Location - St Peters Village

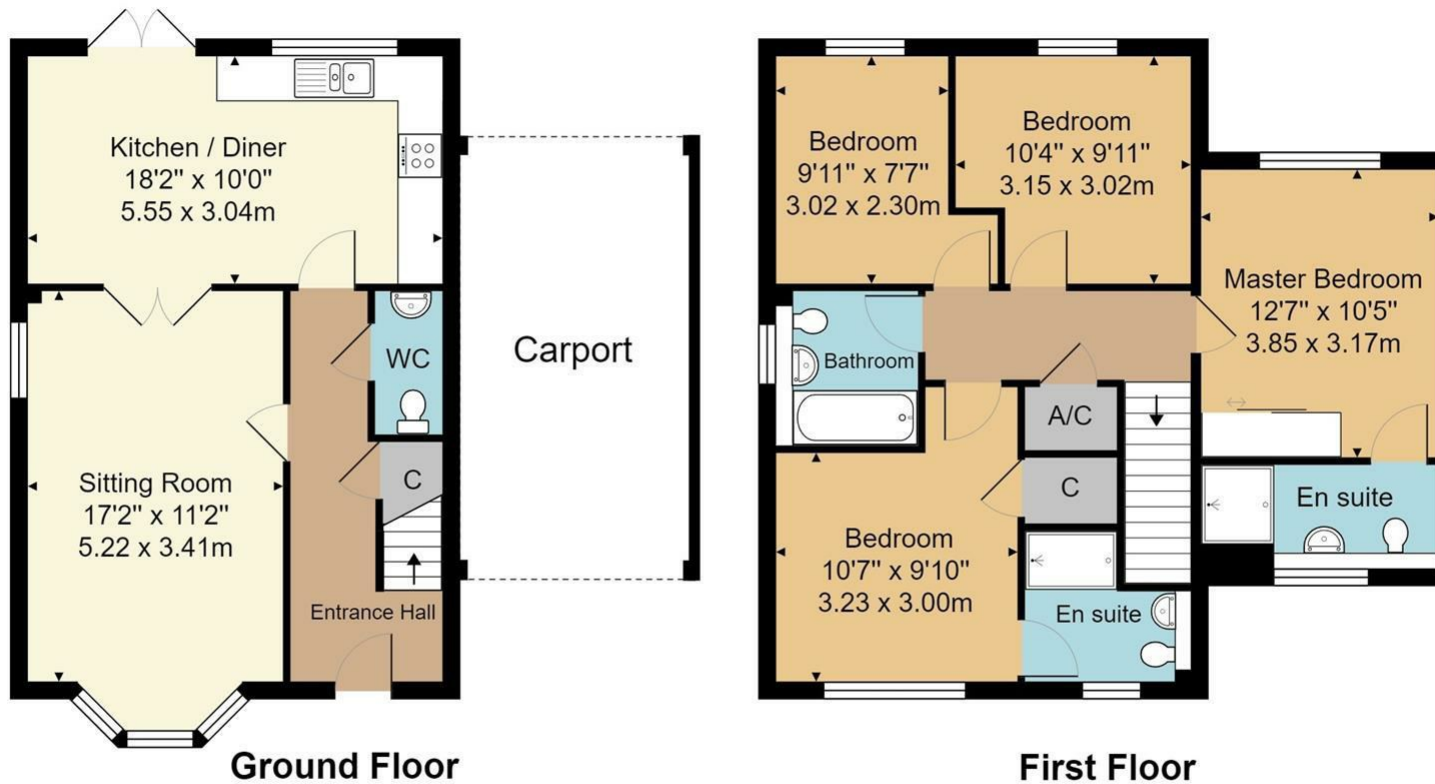
Location is key, and this property is perfectly positioned for those who need easy access to transportation links. With the A2 and M2 motorways just moments away, commuting to nearby towns and cities like Rochester, Maidstone, or even London is a breeze. Despite this, the home retains the quiet, community-focused atmosphere that Wouldham village is known for.

Wouldham itself offers a rich array of local amenities, from quaint cafes to independent shops, giving you all the charm of village life with modern conveniences at your fingertips. The area is also within a highly sought-after school catchment, making it an excellent choice for families looking to secure top-quality education for their children.

This property is more than just a house—it's an invitation to embrace a lifestyle that combines tranquility, convenience, and community. Whether you're relaxing in the garden, entertaining guests in the bright living spaces, or exploring the surrounding village, every aspect of this home is designed to create lasting memories.







Approx. Gross Internal Area 1199 ft<sup>2</sup> ... 111.4 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

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