



Canon Close | | Rochester | ME1 3EN

Offers over £400,000



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Nestled in a quiet and sought-after cul-de-sac, this well-presented three-bedroom house on Canon Close is being offered to the market with no onward chain—a rare opportunity, especially as it's the first time this property has been available in over 37 years. As you arrive, you'll immediately appreciate the convenience of the private driveway, making parking effortless. Stepping inside, a spacious entrance lobby welcomes you, offering a warm and practical introduction to the home. Moving through, you'll find a sleek, modern fitted kitchen—perfectly suited for family living or entertaining guests.

To the rear of the property, a generously sized living room opens onto a beautifully landscaped garden, creating a bright and tranquil space ideal for relaxing or hosting. Throughout their tenure, the current owners have thoughtfully updated the home, including the installation of a new front door and double glazing throughout, ensuring comfort and energy efficiency.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, providing excellent accommodation for growing families or professionals alike.

Practicality continues outside with a large garage offering additional storage, further enhancing the home's functionality.

Located within walking distance of highly regarded local primary and secondary schools, this home is ideal for families. Of particular note is the proximity to the prestigious Rochester Mathematics School, one of the UK's top-performing selective grammar schools, founded in 1701 with a rich academic history and strong ties to the local community.

Don't miss your chance to own this lovingly maintained home in a desirable location. Contact Cassius at Machin Lane today to arrange your viewing!





- NO ONWARD CHAIN!
- FOUR BEDROOMS
- OFF ROAD PARKING
- INTEGRAL GARAGE
- WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS
- DOWNSTAIRS CLOAK ROOM/ WC

CUL-DE-SAC LOCATION

23'7" x 13'9" Max (7.20m x 4.20m Max)

LOUNGE/DINING ROOM

This spacious lounge and dining area showcases a generous, bright space with large windows that look out onto the garden, filling the room with natural light. Neutral tones and soft carpeting create a warm and inviting atmosphere, while the feature fireplace with stone surround adds a cosy focal point. The room comfortably accommodates a variety of seating options, making it ideal for both relaxation and entertaining.

Kitchen/Breakfast Room

16'1" x 9'5" (4.90m x 2.87m)

The kitchen and breakfast room offers a practical and well-arranged space with a blend of cream cabinetry and contrasting work surfaces. A large window above the sink floods the room with daylight and overlooks the garden. The kitchen is equipped with integrated appliances including an oven and hob, with ample space for a dining table and chairs, making it a comfortable area for casual meals and daily use.

Cloakroom

This compact cloakroom features a white toilet and a small corner wash basin with tiled splashback. A frosted window provides natural light and ventilation, ensuring the space feels fresh and functional.



Hallway

The hallway offers a welcoming entrance with a neutral carpet and walls, providing access to the kitchen, lounge/diner, cloakroom, and the stairs leading to the first floor. It also benefits from a handy under-stairs storage cupboard, adding to the practical layout of the home.

Bedroom 1

16'3" x 9'7" (4.95m x 2.92m)

Bedroom 1 is a bright and spacious double room featuring a large window that floods the space with natural light. It is neutrally decorated with light carpeting and simple furnishings, creating a calm and restful environment.

Bedroom 2

12'1" x 7'7" Min (3.68m x 2.31m Min)

Bedroom 2 is a comfortable double room decorated with neutral tones and light carpeting. A window allows plenty of daylight in, and the space is well-proportioned for furnishings and storage.

Bedroom 3

9'1" x 7'7" (2.77m x 2.31m)

Bedroom 3 is a cosy single room with neutral décor and a window overlooking the garden, filling the room with natural light. It offers enough space for a bed and essential furniture.

Bedroom 4

13'9" x 7'5" (4.20m x 2.25m)

Bedroom 4 is a double room with light carpeting and a large window that brightens the space. The room is simply decorated, providing a versatile space that could be used as a guest room or home office.

Bathroom

The family bathroom is fitted with a classic white suite including a bath with shower over, toilet, and basin. The tiled walls and frosted window add to the fresh and clean feel of the room.

Rear Garden

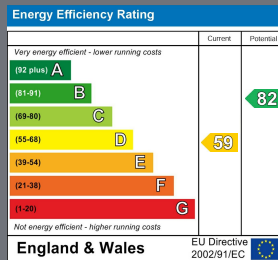
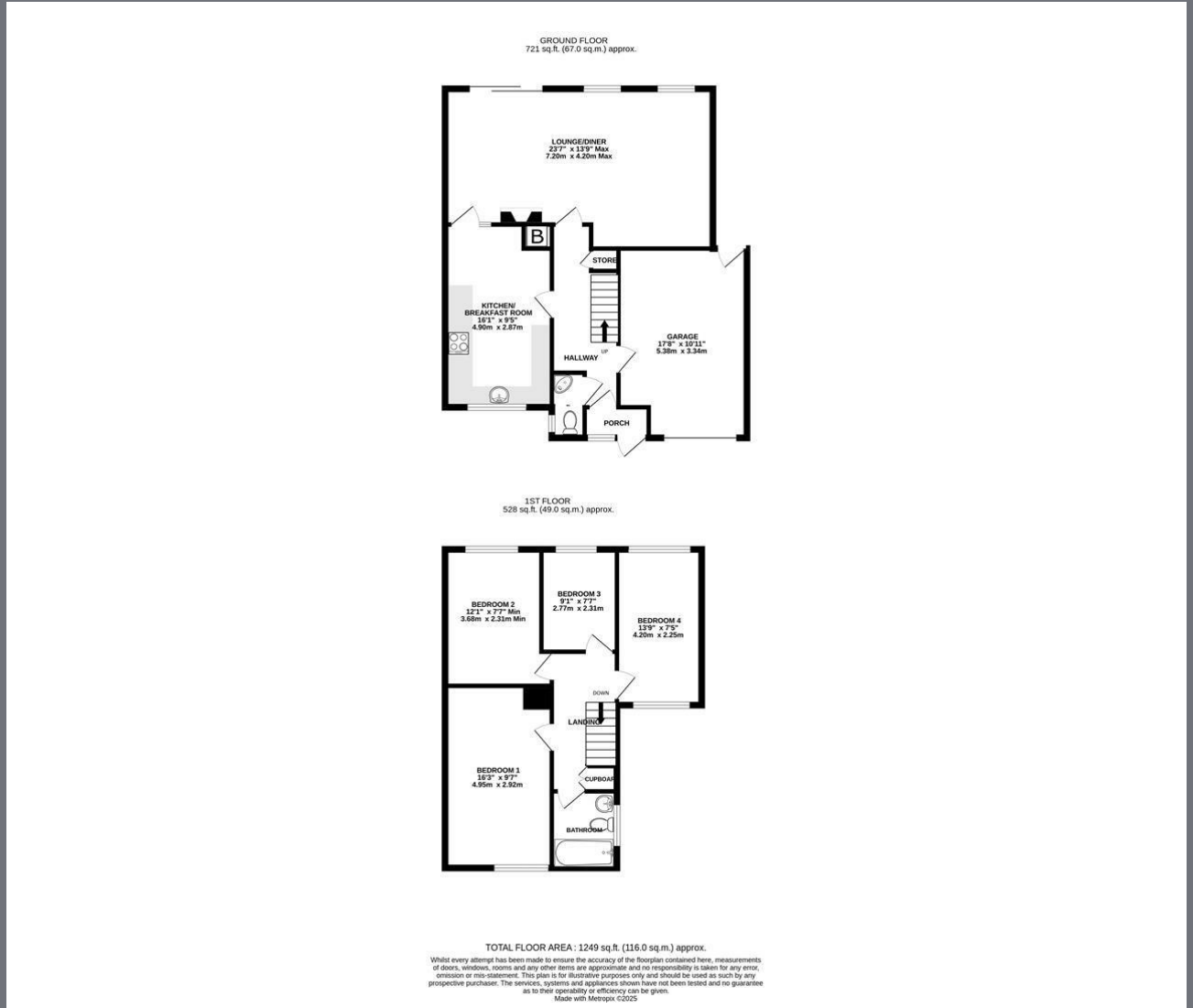
The garden at the rear is a well-maintained and private outdoor space, featuring a lawn bordered by mature shrubs and flower beds. It offers a peaceful setting with plenty of room for outdoor activities or relaxing in the sunshine, enclosed by fencing for additional privacy.

Garage

17'8" x 10'11" (5.38m x 3.34m)

The garage provides a practical storage and parking space, accessed via the driveway. It includes shelving for tools and equipment and space for laundry appliances, with exposed wood beams adding character.





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