



106 Lower Rainham Road

Rainham, ME7 2XS

£750,000



A luxury detached home boasting an abundance of space with modern living in mind, providing a seamless blend of comfort and style. The ground floor offers under floor heating and a superb open plan concept kitchen, living and dining area, complete with integral appliances and wine fridge, with the sleek designed units complimented perfectly with Corian work tops. The stylish lounge over looks the front with an additional cloakroom/WC and a practical garage adding to the appeal and functionality. This beautiful home also consists of four generously sized bedrooms situated on the first floor, all surrounding the spacious landing area with the two larger bedrooms complemented by individual en-suite shower rooms. It also features a large 25' balcony attached to the rear bedrooms, offering a sunny aspect and relaxing outdoor space. The south facing garden is mostly lawn for low maintenance and boasts stunning far reaching viewings of the surrounding farmers fields. An area of extra land is also included to the side of the garden allowing rear access. Ample parking can be found to the front via the bloc paved driveway. 2,260 square feet of well appointed accommodation with a remaining NHBC warranty. Conveniently located for motorway access with Riverside Country Park a short walk away! Must be viewed! ** Special Note** A relative of the vendor of this property is an active employee with Pollard Estates.



Entrance Door

Lounge

16'3 x 14'4 (4.95m x 4.37m)

Kitchen/Diner/Family Room

28'4 x 15'4 (8.64m x 4.67m)

Cloakroom

6'3 x 4'1 (1.91m x 1.24m)

Stairs Up

Landing

13'2 x 9'6 (4.01m x 2.90m)

Four Piece Bathroom

10'7 x 7'6 (3.23m x 2.29m)

Bedroom One

15'3 x 13'1 (4.65m x 3.99m)

En-Suite

10'6 x 5'2 (3.20m x 1.57m)

Bedroom Two

13'0 x 10'7 (3.96m x 3.23m)

En-Suite

9'0 x 4'3 (2.74m x 1.30m)

Balcony

25 x 6'6 (7.62m x 1.98m)

Bedroom Three

14'5 x 9'10 (4.39m x 3.00m)

Bedroom Four

13'6 x 12'4 (max) (4.11m x 3.76m (max))

Integral Garage

21'7 x 7'5 (6.58m x 2.26m)

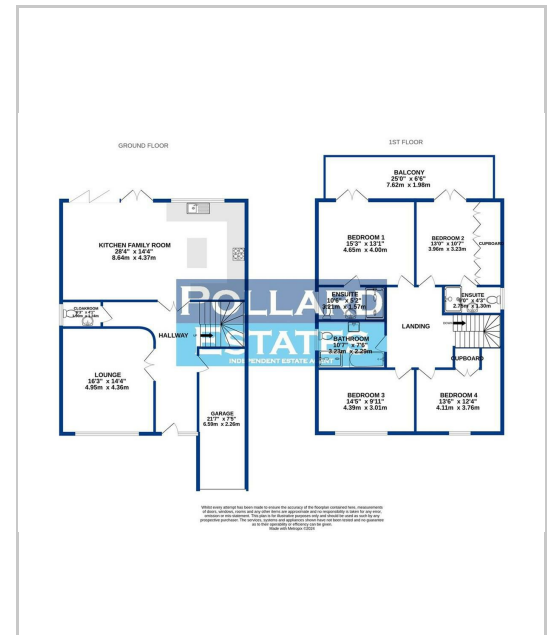
Garden

approx 50' (approx 15.24m)

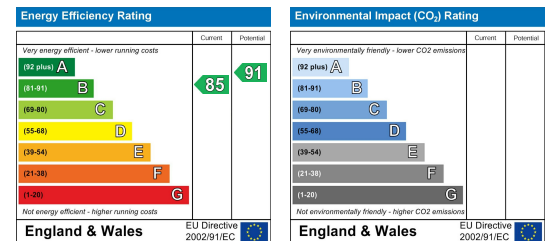
Area Map



Floor Plans



Energy Efficiency Graph



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