



44 Pomeroy Avenue

Rainham, ME8 7FN

Offers in excess of £375,000



'The Turner' is a superbly designed and charming 3 bedroom semi detached home, offering plenty of character. This modern and contemporary house boasts quality throughout and includes Amtico flooring (to the hallway, kitchen, cloakroom, bathroom and en-suite), high specification integrated kitchen appliances and a useful electric car charging point. Professionally fitted blinds perfectly compliment the double glazed windows.

The separate kitchen is located at the front of the home, allowing the open-plan, dual-aspect living and dining area to maximise its space at the rear. A feature bay window with French doors beckons you into the sunny aspect rear garden, and provides a fantastic view from wherever you're sitting in the room. An under stairs cupboard in the living area helps to keep your home well-organised, and a cloakroom is usefully situated by the front door.

Upstairs, bedroom one boasts an en-suite shower room and a convenient storage cupboard. The generous proportioned 2nd and 3rd bedrooms share use of the family bathroom.

Externally, the south westerly aspect garden with new shed is a real sun trap, and the driveway provides ample parking.

The location of this beautiful home is superb, nicely tucked away in a cul de sac with the ever popular Berengrave nature reserve on your door step!

Built in 2023 by respected builder Bellway Homes and considered to be presented in show home condition! AGENTS NOTE: THE VENDOR ADVISES THE ANNUAL ESTATE MANGEMENT FEE IS £380 - TO BE VERIFIED BY YOUR SOLICITOR.



Hallway

Cloakroom

Kitchen

10'4 x 8'2 (3.15m x 2.49m)

Lounge/Diner

21'1 into bay x 15'3 (6.43m into bay x 4.65m)

Stairs Up

Bedroom One

11'3 max x 10'5 min (3.43m max x 3.18m min)

En-Suite

6'4 x 4'8 (1.93m x 1.42m)

Bedroom Two

11'4 x 7'0 (3.45m x 2.13m)

Bedroom Three

11'4 max x 7'9 max (3.45m max x 2.36m max)

Bathroom

7'0 x 6'3 (2.13m x 1.91m)

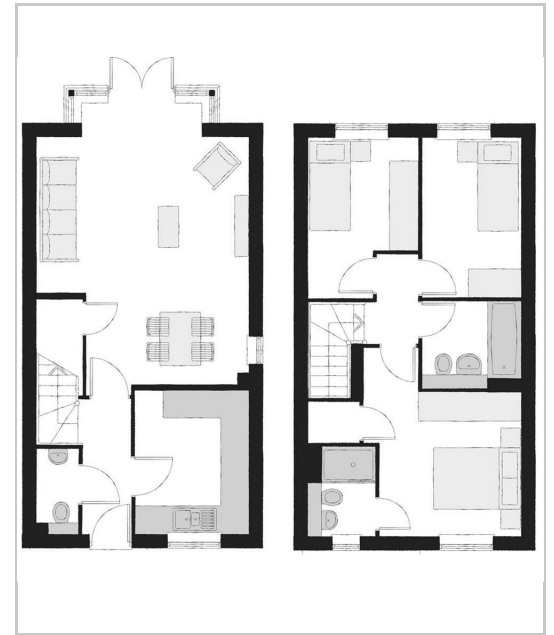
Garden

Driveway

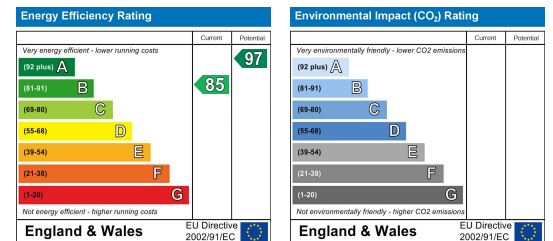
Area Map



Floor Plans



Energy Efficiency Graph



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