



5 Rocket Road, Cranleigh, Surrey GU6 8HD

Guide Price £525,000



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*Immaculately presented three-bedroom semi-detached home situated within the sought-after Amber Waterside development, constructed by Nicholas King Homes just two years ago. Located in phase one, this home enjoys an open outlook to the front and boasts a westerly-facing garden, perfect for capturing the afternoon and evening sun.*





Designed with modern family living in mind, the heart of the home is the stunning open-plan kitchen, dining, and living area. The contemporary satin wall and base units are beautifully complemented by sleek countertops, creating a stylish and functional space. A utility cupboard provides a discreet area for a washing machine and tumble dryer, enhancing practicality.

A separate living room offers a welcoming retreat, with French doors opening directly onto the patio and garden. Thanks to its aspect, this is a wonderfully light and bright space, perfect for relaxation.

Upstairs, there are three generously sized bedrooms. The principal bedroom features built-in fitted wardrobes and its own luxurious en-suite shower room. The two additional bedrooms are well-proportioned and share a stylish family bathroom.

To the front of the property, a driveway provides parking for two vehicles and allows access to the tandem-length garage, there is also an EV charging point. This space is perfect for both vehicle storage and additional storage needs, helping to maintain the garden as a beautifully open and functional space. The garage also benefits from a pedestrian door leading directly into the garden.

Over the past two years, the garden has been thoughtfully landscaped, with carefully selected trellises, trees, and shrubs creating a private oasis—a perfect setting for outdoor relaxation and entertaining.









- 8 years remaining on the NHBC.
- The kitchen, featuring integrated appliances including an oven, induction hob, full-size dishwasher, and fridge/freezer, along with a large peninsula unit with seating — perfect for casual dining or entertaining.
- Master bedroom with built-in wardrobes and ensuite shower room.
- Two further generously sized bedrooms, both with access to the family bathroom featuring a waterfall shower over the bath.

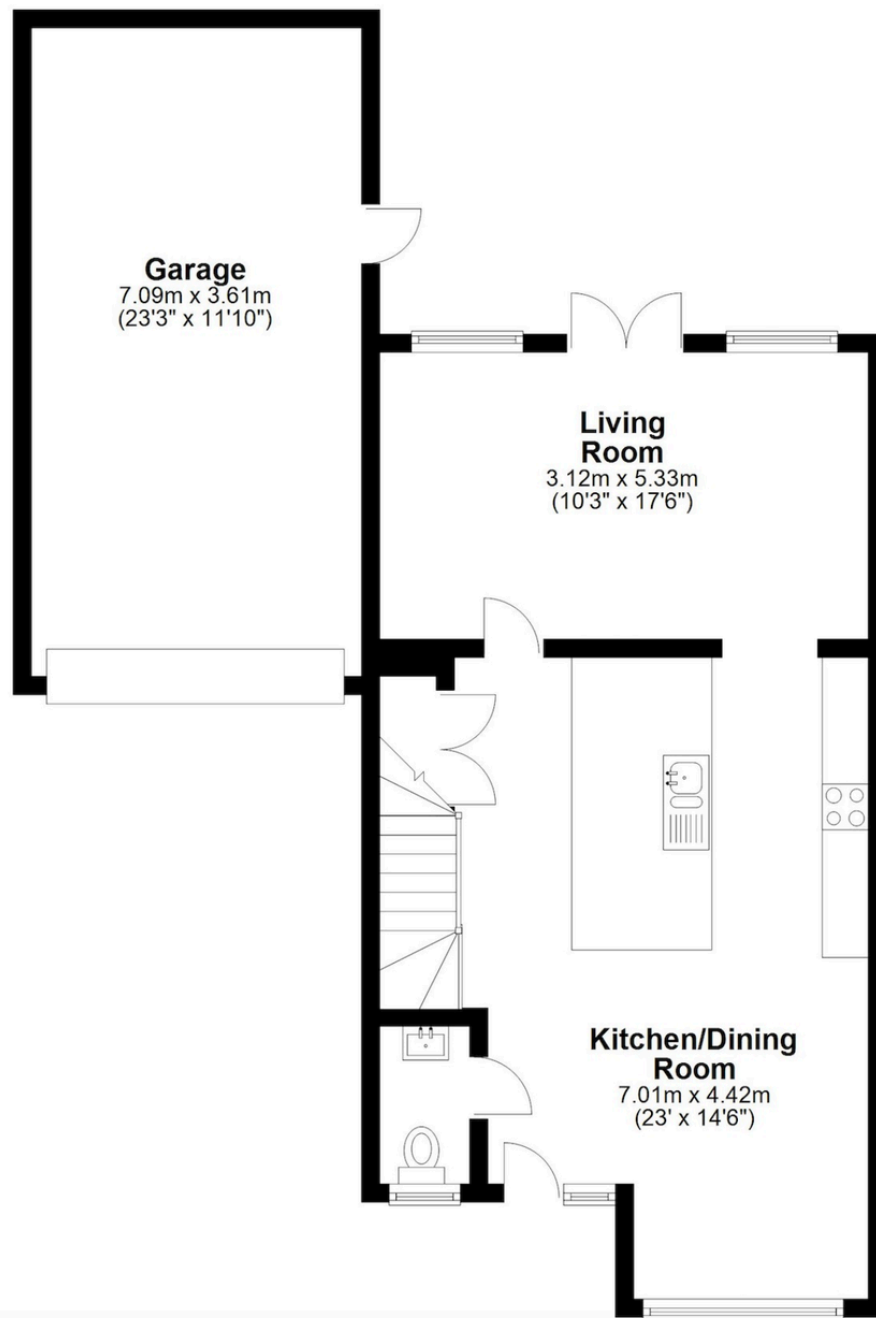
- Westerly facing.
- Landscaped garden planted with mature trees and shrubs to provide privacy.
- Extended patio area to entertain.
- EPC - B
- Council Tax - E
- Maintenance Fee - £232 per annum

- Adjoining the house is a tandem-length garage, over a metre wider than average — providing ample space to park your car with ease and additional room for storage.
- EV point.
- The development also benefits from dedicated visitor bays, providing convenient parking for guests arriving by car.

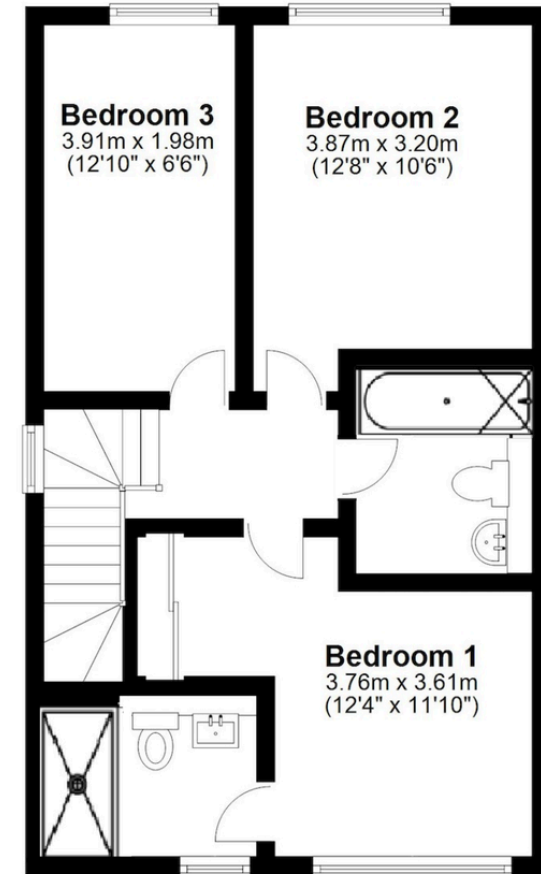




***This beautifully designed home effortlessly combines style, comfort, and practicality, making it an ideal choice for modern family living.***



**Approximate Area = 1086 sq ft / 100.8 sq m**  
**Garage = 275 sq ft / 25.5 sq m**  
**Total = 1361 sq ft / 126.6 sq m**



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