



59 Cranmere Court

Rochester, Kent, ME2 4UN

GREENLEAF are delighted to introduce this fantastic four bedroom detached family home to the market, in sought-after Strood, Rochester. Located in a quiet cul de sac on a popular development within a short walk of Strood train station and 35 minute fast trains to London, this impressive property, built in 1997, boasts an open-plan kitchen/diner with recently new fully integrated kitchen, four bedrooms with en suite to master, garage currently used as a storage/utility/office, ample off road parking, and spacious rooms throughout. The property further benefits from established front and rear gardens, ample storage space throughout, and solar panels to the roof, which can be transferred to the new owners. The layout briefly consists of; Spacious hallway giving access to WC, kitchen/diner, stairs up to first floor, and lounge through to the dining area; Upstairs the good size landing gives access to four bedrooms, en suite and family bathroom. Just a short walk to the station, the property is also ideally located close to quality local schools, A2/M2/M20 road links, a wealth of shopping and leisure options in the nearby Strood and historic Rochester High Street, and is ready to move into and enjoy. We recommend viewing at your earliest convenience to avoid disappointment.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Price Guide £475,000

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- MODERN DETACHED FREEHOLD HOUSE IN SOUGHT AFTER CUL DE SAC LOCATION
- OFF ROAD PARKING FOR UP TO SIX CARS
- GARAGE-CURRENTLY STORAGE / OFFICE / UTILITY
- EPC GRADE C / COUNCIL TAX BAND E
- WELL PRESENTED
- SUMMERHOUSE AND ATTRACTIVE ESTABLISHED GARDENS FRONT AND REAR
- SHORT WALK TO STROOD STATION AND FAST TRAINS TO LONDON
- FOUR BEDROOMS / EN SUITE/ FAMILY BATHROOM
- NEW INTEGRATED KITCHEN
- CLOSE TO LOCAL AMENITIES, QUALITY SCHOOLS, A2/M2/M20 ROAD LINKS

Hallway

13'5" x 5'10" (4.1m x 1.8m)

Covered entrance porch into house a few steps up; spacious and light entrance hallway giving access to WC, lounge, kitchen/diner, and stairs up to first floor. With neutral decor and tiled flooring.

Lounge

16'4" x 11'9" (5.0m x 3.6m)

Spacious lounge with window to front of house, cosy open fireplace for long winter evenings, neutral carpet and decor, double French doors into dining room from here.

Kitchen/Diner

Stunning new Howdens kitchen, light and spacious with window to rear of property overlooking garden, good range of grey wall and base units with breakfast bar, neutral tiled flooring, and marble-effect vinyl work-tops. From here the room is open-plan into the dining area, with laminate flooring and neutral decor, and double patio doors onto the patio and garden from here, and further double doors into the lounge.

WC

6'10" x 2'7" (2.1m x 0.8m)

Located in hallway with window to side, WC and hand basin, partial wall tiles and neutral decor, tiled flooring.

Landing

10'9" x 2'11" (3.3m x 0.9m)

Attractive stairs with window to side of house affording lots of natural light, leading to landing with neutral carpet and decor, access to four bedrooms, en suite, bathroom, airing cupboard and loft.

Master Bedroom

11'11" x 11'9" (3.65m x 3.6m)

Spacious master bedroom with great selection

of built-in wardrobes and storage, attractive feature walls, laminate flooring, window to front of house, door to en suite.

En Suite

4'11" x 8'10" (1.5m x 2.7m)

With built-in shower, WC and basin, window to side of house, neutral decor and carpet.

Bedroom Two

11'11" x 9'2" (3.65m x 2.8m)

Double bedroom with window to rear of property, useful built-in wardrobes and drawers, neutral decor and carpet.

Bedroom Three

9'0" x 9'10" (2.75m x 3.0m)

Smaller double bedroom with window to front of house, neutral carpet and decor.

Bedroom Four

9'0" x 6'6" (2.75m x 2.0m)

Single bedroom with window to rear of property, modern neutral decor and carpet.

Bathroom

7'2" x 6'6" (2.2m x 2.0m)

Attractive family bathroom with vinyl flooring, white suite consisting of bath with shower over, attractive basin and WC built into vanity cupboards, neutral tiles with border feature, window to side, and black vertical radiator.

Garage/Utility/Office

16'0" x 8'2" (4.9m x 2.5m)

Currently set out as storage to front via the up and over garage door, with a utility/office area to rear, complete with own door from garden, and window to rear. The quality boiler is located here also.

Front of House

Attractive looking detached house set well back from road in quiet cul de sac, with off road parking for multiple cars, garage/storage

to side and good size front garden with established plants and shrubs. Gated access to rear of property also.

Garden

Beautifully established garden with lots of interesting areas- patio area running the full width of property with Wisteria-covered pergola, space for table and chairs, lawn area, further raised patio/BBQ area to rear of garden, good size summerhouse with double doors, range of established plants, flowers, and shrubs, and fenced all round. Access to garage also.

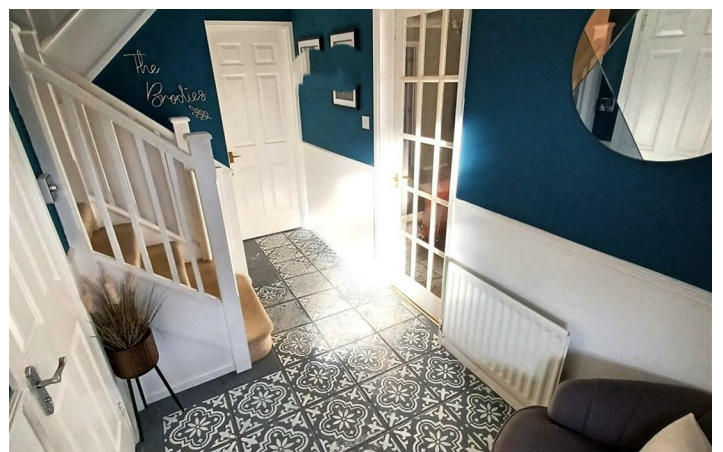
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

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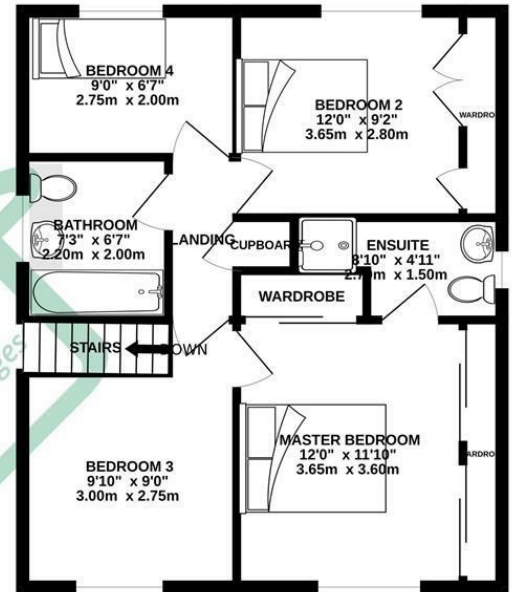
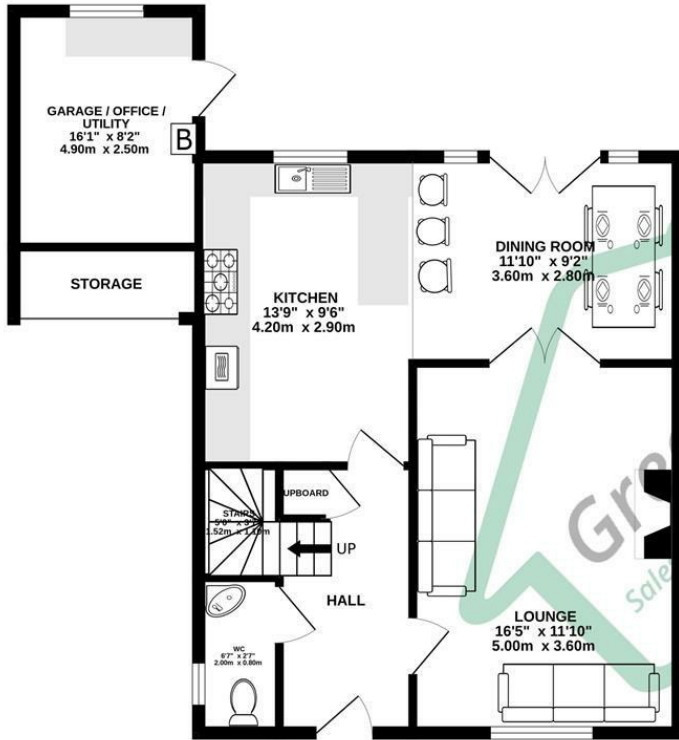
Tel: 01634730672





GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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