



33 Gun Tower Mews

Rochester, ME1 3GU

GREENLEAF PROPERTY SERVICES are pleased to present this unique and imposing four bedroom detached house to the market, in a highly sought-after residential location within Rochester ME1, available with NO ONGOING CHAIN. This substantial family home has just benefitted from new carpets and redecoration throughout, and offers four good size bedrooms, two en suites, a dressing room, large kitchen/breakfast room, utility room, separate lounge and dining rooms, and spacious and light accommodation throughout. Further benefits include a garage with car port to the side offering potential for a double garage or indeed further accommodation subject to permissions and the new owners wishes. There is a good size front garden and further private rear garden, and whilst the property is well presented over all, the potential is there to update and modernise to your own specification to create a truly impressive family home in a highly desirable location close to schools, town, station and road links.

The layout briefly consists of: Hallway giving access to kitchen/breakfast room and utility, WC, lounge, dining room and stairs up to first floor: The second floor landing gives access to four bedrooms, two en suites, dressing area, and family bathroom.

This individual and spacious property, available to the market for the first time since being built, is ideally located in a sought-after private residential development within walking distance of highly regarded schools, including Kings and St Andrews private schools and the Rochester Grammar Schools. The nearby historic High Street offers a range of restaurants, bars, boutiques and cafes, as well as bi-annual Dickens Festivals, the famous cathedral and Norman castle, and beautiful riverside walks. Rochester train station offers 35 fast trains to London St Pancras, whilst all A2/M2/M2 road links are nearby. We recommend viewing at your earliest convenience to avoid disappointment.

EPC GRADE C / COUNCIL TAX BAND G / FREEHOLD

Price Guide £650,000

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Rochester, ME1 3GU



- DETACHED HOUSE IN SOUGHT-AFTER CUL DE SAC LOCATION WITH NO CHAIN
- GARAGE AND CAR PORT / GARDENS TO FRONT AND REAR
- WALK TO STATION WITH 35 MINUTE FAST TRAINS TO LONDON ST PANCRAS
- SUBSTANTIAL INDIVIDUAL FAMILY PROPERTY WITH SPACIOUS ROOMS THROUGHOUT
- FOUR DOUBLE BEDROOMS / TWO EN SUITES / DRESSING ROOM
- RECENT NEW CARPETS AND REDECORATION THROUGHOUT
- CLOSE TO ALL A2/M2/M20 ROAD LINKS / BLUEWATER SHOPPING IN 20 MINUTES
- GOOD SIZE KITCHEN-BREAKFAST ROOM / UTILITY / SEPARATE DINING ROOM AND LOUNGE
- WALK TO HIGHLY REGARDED PRIVATE AND GRAMMAR SCHOOLS
- WALK TO HISTORIC HIGH STREET, RESTAURANTS, CAFES, BOUTIQUES, CASTLE AND CATHEDRAL

Hallway

20'11" x 6'6" (6.4m x 2.0m)

Spacious and light hallway with wood-effect laminate flooring and neutral decor, leading to staircase up to first floor, large storage cupboard to side, window overlooking garden.

WC/Cloakroom

6'0" x 3'7" (1.85m x 1.1m)

With white WC and basin, neutrally tiled floor and splashback tiles, neutral decor, window to front of house with fitted blinds.

Kitchen/Breakfast Room

16'2" x 12'1" (4.95m x 3.7m)

Good size fitted kitchen/breakfast room with range of cream-coloured wall and base units with ample neutral worktops, tiled flooring, boiler cupboard, integrated fridge-freezer, gas hob and dishwasher, large window to front of house, further window to rear and door out to garden. Plenty of space for table and chairs.

Utility Room

6'6" x 5'8" (2.0m x 1.75m)

Useful utility room with worktop and basin, plumbing and space underneath for washing machine and dryer, door to garden, neutral floor tiles and decor.

Dining Room

16'4" x 10'5" (5.0m x 3.2m)

Double doors lead into this spacious room with attractive bay window to side, feature fireplace and surround, laminate flooring and neutral decor.

Lounge

16'8" x 13'1" (5.1m x 4.0m)

Good size lounge to rear of property with two windows to side of house, double doors out to patio, neutral carpet and decor

Landing

13'1" x 6'0" (4.0m x 1.85m)

Spacious landing with neutral carpet and decor continued, window to side overlooking rear garden, access to all upstairs rooms, large storage cupboard and loft.

Master Bedroom

13'1" x 12'7" (4.0m x 3.85m)

Spacious master bedroom with built-in double wardrobes, windows either-side of room, neutral carpet and decor, access into en suite.

En Suite One

13'1" x 12'7" (4.0m x 3.85m)

With white suite consisting of shower, WC, basin/vanity unit, window to side, vinyl flooring with neutral partial wall tiles with decorative border tiles.

Bedroom Two

11'1" x 10'5" (3.4m x 3.2m)

Good size double bedroom with window to front of house, neutral carpet and decor, open archway into dressing room, door into en suite.

En Suite Two

5'6" x 5'6" (1.7m x 1.7m)

With white suite consisting of shower, basin/vanity, WC, window to rear, vinyl flooring and neutral splashback tiles with decorative border tiles.

Dressing Room

5'6" x 5'2" (1.7m x 1.6m)

Useful space for clothes/shoes/storage, or perhaps a nursery, subject to new owners wishes.

Bedroom Three

16'4" x 9'2" (5.0m x 2.8m)

Good size double bedroom with attractive bay-window feature, neutral carpet and decor.

Bedroom Four

11'9" x 6'6" (3.6m x 2.0m)

Single bedroom/small double, window to front of house, neutral carpet and decor.

Family Bathroom

8'0" x 6'2" (2.45m x 1.9m)

Spacious bathroom with window to rear of property, white suite consisting of bath with shower over, basin/vanity, WC, neutral partial wall tiles and vinyl flooring.

Garage and Car Port

18'4" x 17'2" (5.6m x 5.25)

Garage with car port to side offering the

potential to create a double garage or perhaps further accommodation subject to usual permissions and new owners wishes. Door to the rear of car port leads into the garden to rear.

Gardens

Good size garden to front of house with pathway leading to the front door, further pathway leads to the side of the house down to the garage and car port. The house is set well back from the road in this peaceful and quiet residential cul de sac. Gated access to the side of the garage leads into the established rear garden, which is mainly laid to lawn, a pathway leads up to the rear of the property, with patio area and further raised lawn area.

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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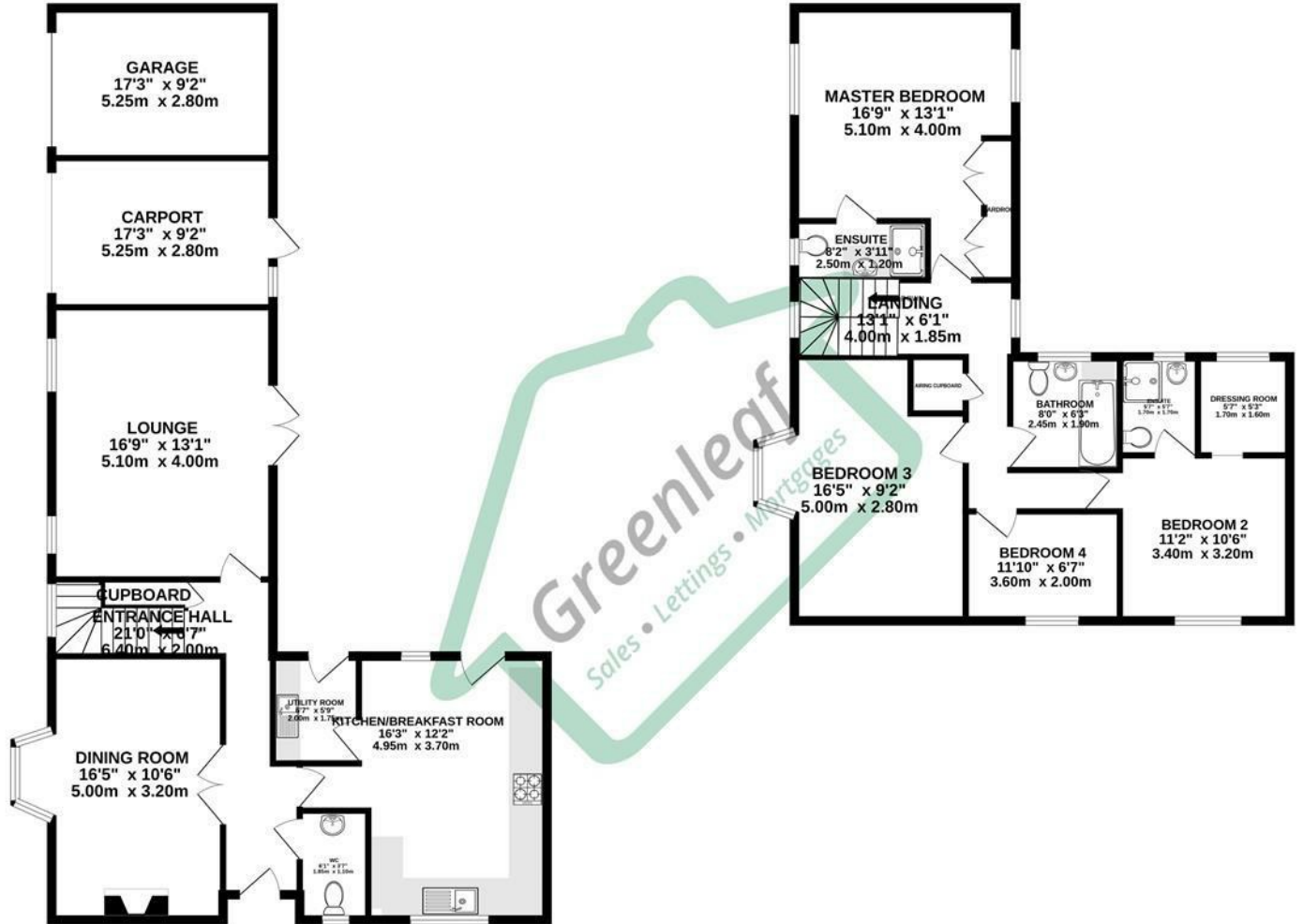
Tel: 01634730672





GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	71

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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