



5 Common Creek Wharf

Rochester, ME1 1GE

GREENLEAF are delighted to introduce this stunning semi-detached house to the market, on a sought-after waterside development in Rochester ME1, available with NO CHAIN. This substantial family home is set over three spacious and light floors and boasts an integral tandem double garage, utility room, impressive integrated kitchen/lounge/diner, four double bedrooms with a master en suite, and balcony with direct river views over the river Medway and beyond. This beautifully presented property was built in 2021 (with the remaining NHBC guarantee) and features high quality fixtures and fittings throughout. Further benefits include stylish window shutters to front and rear, soft and filtered water drinking systems, downstairs WC/cloakroom, ample storage, built-in wardrobe, off street parking, and a west-facing, low maintenance patio and garden.

Brief layout: A spacious hallway with ample storage and stairs up to first floor, WC/cloakroom, utility room, and access to the tandem double garage; the first floor landing gives access to bedroom four and the kitchen/dining area/lounge, with stairs up to second floor giving access to the master bedroom and en suite, family bathroom, and bedrooms two and three.

Located within a 5 minute walk of the historic Rochester High Street with its range of cafes, restaurants boutiques, cathedral and castle, the mainline station is even closer and offers hi-speed services to London Bridge (40mins), Cannon Street (45mins), Victoria (45mins) and St Pancras (38 min) where you can catch the Eurostar. A local CO-OP store, Costa coffee and riverside walks are on your doorstep, and there are a range of schools, private and state, with the new Rochester Riverside primary school and Kings School all within walking distance. There are also excellent road links via the A2, M2, M20 and M25 to Maidstone, Canterbury, London, and Bluewater shopping centre. Stansted, Gatwick and London City airports can all be reached within 60-90 minutes by car.

Price Guide £625,000

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- IMPOSING MODERN SEMI-DETACHED RIVERSIDE HOUSE OVER THREE FLOORS
- NO ONGOING CHAIN
- THREE YEARS OLD WITH APPROX SEVEN YEAR REMAINING NHBC GUARANTEE
- FOUR DOUBLE BEDROOMS AND EN SUITE / BALCONY WITH STUNNING RIVERSIDE VIEWS
- WALK TO HIGHLY REGARDED SCHOOLS FOR ALL AGE GROUPS AND NEARBY PLAYGROUNDS
- WALK TO STATION/FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS
- EPC GRADE B / COUNCIL TAX BAND F / FREEHOLD
- DOUBLE GARAGE AND OFF-ROAD PARKING/ WC-CLOAKROOM / PLENTY OF STORAGE / OPEN-PLAN LOUNGE/DINER/KITCHEN
- UTILITY ROOM AND POTENTIAL FOR FURTHER ROOM WITHIN LARGE GARAGE (STPP)
- WALK TO HISTORIC HIGH STREET / AMENITIES / CASTLE AND CATHEDRAL

Hallway

16'4" x 8'6" (5.0m x 2.6m)

Spacious and light hallway with grey wood-effect Amtico flooring and white walls, two large storage cupboards, stairs up to first floor, doorway into inner hallway from here.

Inner Hallway

15'8" x 5'2" (4.8m x 1.6m)

Another great space with further storage cupboard, access to WC, garage, utility room, and door out to patio and garden.

WC/Cloakroom

5'2" x 4'7" (1.6m x 1.4m)

With white Roca WC and basin, attractive partial grey wall tiles and white walls, Amtico flooring, chrome radiator, downlighters.

Utility Room

6'2" x 4'7" (1.9m x 1.4m)

Useful room with window to rear of property, Potterton boiler (3 years old approx), water tank, built-in softener, Broadband connections, plumbing for washing machine.

Double Integral Garage

38'4" x 9'10" (11.7m x 3.0m)

Fantastic tandem double garage with electric door to front, doorway from inner hallway to side, window to rear. Potential to convert the rear to a garden room with patio doors subject to usual consents and new owners wishes.

First Floor Landing

10'4" x 8'2" (3.15m x 2.5m)

With white balustrades and banisters, spacious landing with grey carpet and neutral decor, downlighters, door to bedroom four, double doors into kitchen/dining area, further doorway into lounge area.

Lounge Area

19'2" x 14'11" (5.85m x 4.55m)

With stylish Amtico flooring throughout this area, white walls and downlighters, double doors and Juliette balcony in the bay window to the front, further large window/fitted shutters, stunning riverside views, open-plan to dining area and kitchen from here.

Kitchen/Dining Area

22'7" x 10'7" (6.9m x 3.25m)

Spacious and light open-plan kitchen to rear of property with Amtico flooring and neutral decor continued, white gloss units to wall and floor, contrasting laminate worktops, glass splashback between hob and hood, double oven and built-in microwave, integrated dishwasher and fridge-freezer,

Quooker filtered and instant boiling water tap, built-in feature shelving, double doors/Juliette balcony to rear of property with built-in shutters. The kitchen is open-plan to the dining area with window to side/fitted shutters and space for large table and chairs.

Bedroom Four/Office

12'1" x 8'2" (3.7m x 2.5m)

Double bedroom with stylish neutral carpet and decor, window to rear with fitted shutters, potential for use as office/study subject to new owners wishes.

Second Floor Landing

11'11" x 10'4" (3.65m x 3.15m)

Spacious and light landing with loft access and storage cupboard, doors to master bedroom/en suite, bedrooms two and three, and family bathroom.

Master Bedroom

19'4" x 10'2" (5.9m x 3.1m)

With room for a Super Kingsize bed, this stunning room runs the width of the property to the front, with large window/fitted shutters with beautiful river views, double doors/shutters onto your own viewing balcony, floor to ceiling built-in wardrobe, two feature lights, neutral carpet and decor, door to en suite.

Balcony

Via double doors from the master bedroom, plenty of space for patio table and chairs, beautiful space for morning coffee overlooking the stunning river views and beyond.

En Suite

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

Good size room with white suite consisting of shower with sliding door, Roca WC and feature basin with shelving and splashback tiles, built-in mirror cabinet, vertical chrome radiator, stylish partial wall tiles and white walls, grey tiled ceramic floors, and downlighters.

Bedroom Two

11'9" x 11'1" (3.6m x 3.4m)

Good sized room with Kingsize bed, neutral carpet and decor, window/fitted shutters to rear

Bedroom Three

11'9" x 7'10" (3.6m x 2.4m)

Double bedroom with neutral carpet and decor with feature wall, window/fitted shutters to rear.

Family bathroom

7'0" x 6'10" (2.15m x 2.1m)

Spacious family bathroom with white suite consisting of double-ended bath with shower over, WC and basin with built-in shelving, matching mirror-cabinet, downlighters, attractive partial grey wall tiles and ceramic flooring, vertical chrome radiator, window to side of property.

Garden

Paved patio area to rear and side of property, compact private garden laid to lawn with established plants, shrubs and herbs, plenty of room for storage shed to side of property also, power and water tap. All fully fenced to sides, wall to rear. To the front of the house there is an off-road parking space directly in front of the garage, and a further flowerbed area with potential to create further parking, subject to consents. There are also two playgrounds on the development and a park where the local residents' association hosts community events.

Agents Note 1

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 2

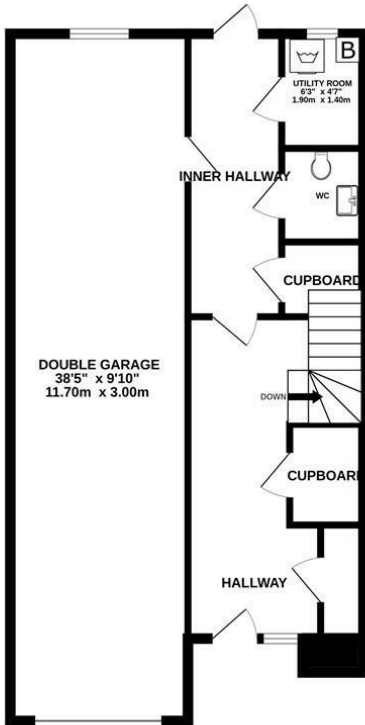
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Tel: 01634730672

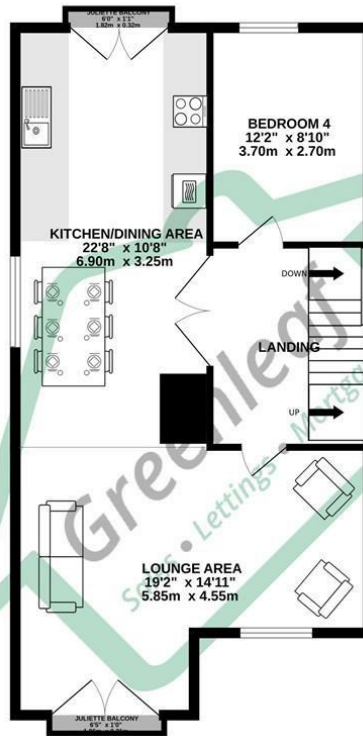




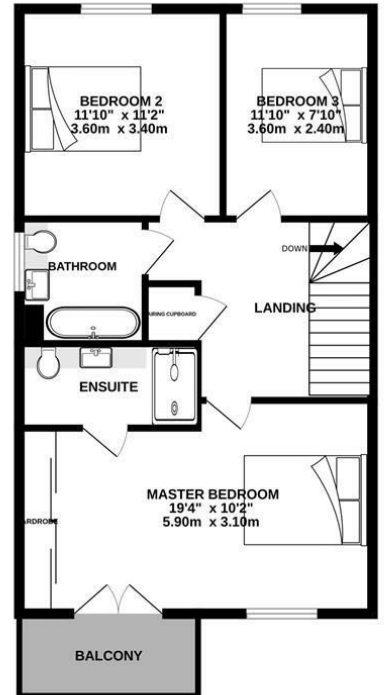
GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.

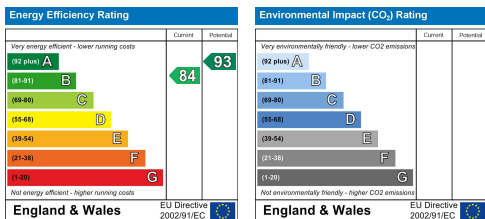


2ND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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