



Cooling Common, Cliffe, Rochester

Offers Over £350,000



- Don't miss out on this beautiful property
- Modern interior throughout
- Open-plan living space
- Immaculate kitchen with patio onto garden area
- Bathroom with separate bath and walk-in shower
- Abundant natural light throughout created from the surrounding green spaces
- 2 double bedrooms, 1 single
- Outbuilding in the garden, which is full of surprises!
- Delightful private landscaped garden
- Call 01634 838700 to view quickly

Price: £350,000 to £365,000. Introducing this immaculate semi-detached house, set within a highly sought after location renowned for its proximity to beautiful green spaces. Designed with both first-time buyers and families in mind, this exceptional property combines contemporary living with comfortable, flexible spaces.

Upon entering, you are welcomed by an open-plan reception/dining room, offering versatile areas ideal for relaxing, dining, or entertaining guests. The abundance of natural light flowing throughout the home creates an inviting, airy ambience. The thoughtfully designed open-plan kitchen features ample dining space, bathed in natural light, ensuring the perfect environment for culinary creativity or family mealtimes, with patio access to the rear garden.

Upstairs, the accommodation comprises two double size bedrooms, complemented by a further single bedroom – ideal as a child's room, nursery, or study. The luxurious bathroom is fitted with a bath and a separate walk-in shower, enhancing the spa-like atmosphere and providing a relaxing retreat at the end of the day.

Externally, the property boasts a delightful landscaped garden with side access and storage, the garden is perfect for outdoor family activities, alfresco dining, or simply enjoying the peaceful surroundings. Added practicality is offered by a useful, very unique outbuilding, a must see!

This pristine semi-detached house offers a remarkable opportunity to embrace modern, open-plan living in a prime location. Early viewing is highly recommended to fully appreciate the quality, versatility, and lifestyle this fantastic home provides.

Council Tax Band: B

EPC: C

Broadband: Standard and Superfast available

Mobile data: Vodafone, EE, Three and O2 available. Outdoor and Indoor available

Flooding Risks: Surface/river and sea risks - Very Low



Lounge/dining area
22'2" x 11'9"

Kitchen/Breakfast Room
12'9" x 11'9"

Bedroom 1
11'9" x 10'10"

Bedroom 2
14'9" x 11'9"

Bedroom 3
8'3" x 7'4"

Bathroom/Wet Room
8'3" x 5'11"

Outbuilding/Summer Room - Kitchen
9'9" x 6'1"

Outbuilding/Summer Room - Shower Room
6'9" x 5'1"

Outbuilding/Summer Room - Summer Room
14'10" x 10'2"





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