

Wilson Avenue | | Rochester | ME1 2SJ

£685,000

MACHIN LANE

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Machin Lane are delighted to present this substantial five-bedroom detached family home on Wilson Avenue, Rochester. Built in 2010 and arranged over two floors, the property offers approximately 1,733 sq ft of versatile accommodation, together with an integral garage, shared driveway for three vehicles and enclosed rear garden.

A welcoming entrance hall leads to a separate dining room with bay window and an impressive living room, where French doors open directly onto the garden. The fitted kitchen provides generous storage and preparation space, complemented by a separate utility room with garden access and a convenient ground-floor WC.

Upstairs, the spacious principal bedroom benefits from its own shower en-suite. Four

- Substantial five-bedroom detached family home
- Spacious living room with garden access
- Fitted kitchen and adjoining utility room
- Family bathroom and ground-floor WC
- Shared driveway for three vehicles and integral garage
- Approximately 1,733 sq ft of accommodation
- Separate dining room with bay window
- Principal bedroom with shower en-suite
- Enclosed rear garden with lawn and patio
- Solar PV panels and underfloor heating - EPC 90 B

Front Exterior

The front exterior of the property features a wide driveway providing ample off-road parking and access to the integral garage. The house's façade is a mix of cream rendering and red brickwork, with a pitched roof and a bay window to the front, creating a welcoming and attractive appearance.

Entrance Hall

Welcoming entrance with stairs rising to the first floor and doors leading to the principal ground-floor rooms.

Living Room

18'11" x 12'9" (5.76m x 3.88m)
An impressive, generously proportioned reception room with plenty of space for family seating and French doors opening directly onto the rear garden.

Kitchen

14'9" x 9'6" (4.49m x 2.89m)
Fitted with a range of storage units and work surfaces, providing ample preparation space and access to the adjoining utility room.

















Utility Room
6'11" x 6'11" (2.10m x 2.10m)
A useful separate utility area with additional storage, space for laundry appliances and direct access to the rear garden.

Dining Room
11'11" x 9'3" (3.62m x 2.83m)
A separate formal dining room positioned at the front of the house, featuring an attractive bay window.

Ground Floor WC
Conveniently positioned off the inner hallway and fitted with a WC and wash basin.

Landing
A spacious central landing providing access to all five bedrooms, the family bathroom.

Principal Bedroom
17'9" x 12'9" (5.40m x 3.88m)
A particularly spacious principal bedroom with plenty of room for wardrobes and additional furniture, complemented by a private en-suite.

Ensuite
8'1" x 4'6" (2.47m x 1.37m)
Fitted with a shower enclosure, WC and wash basin.

Bedroom 2
18'4" x 9'3" (5.59m x 2.83m)
An excellent double bedroom featuring a bay window and generous space for bedroom furniture.

Bedroom 3
12'6" x 10'11" (3.80m x 3.32m)
A well-proportioned double bedroom overlooking the rear of the property.

Bedroom 4
12'6" x 11'1" (3.80m x 3.38m)
Another comfortable double bedroom offering excellent flexibility for family members or guests.

Bedroom 5
8'11" x 8'8" (2.73m x 2.64m)
A useful fifth bedroom that would also make an ideal nursery, study or dedicated home office.

Bathroom
7'2" x 6'6" (2.17m x 1.97m)
Fitted with a modern white suite comprising a panelled bath, WC and wash basin.

Rear Garden
An enclosed family garden with a lawn, paved seating area, established planting and useful storage, offering space for outdoor dining, entertaining and children's play.

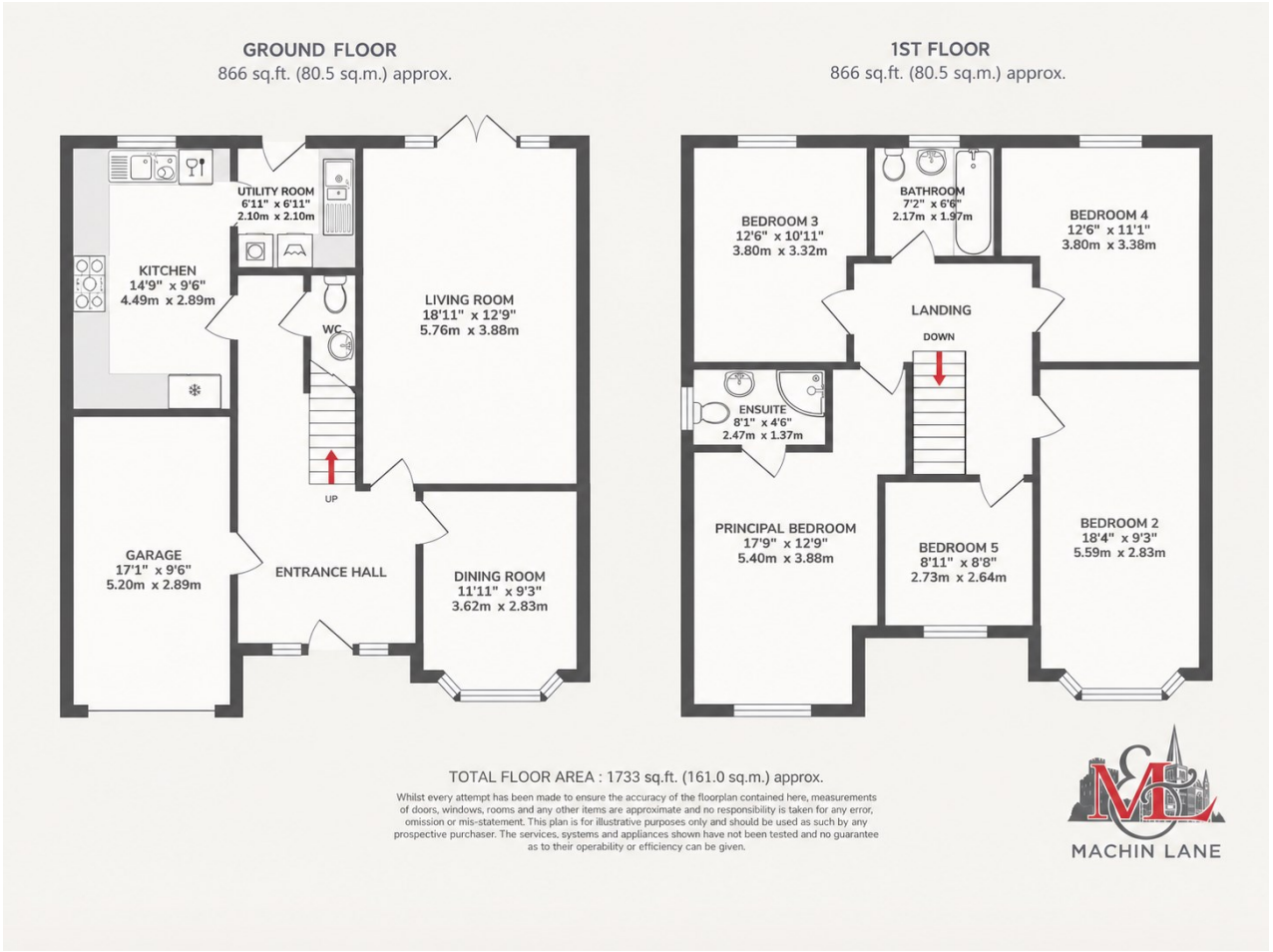
Integral Garage
17'1" x 9'6" (5.20m x 2.89m)
Providing secure parking or valuable storage, with internal access from the house.

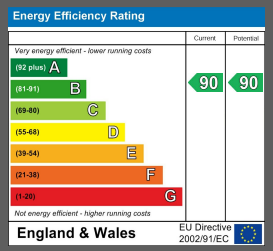
Driveway
A shared driveway approaches the property and provides off-road parking in front of the integral garage.











2b Crow Lane
Rochester
ME1 1RF
01634 829080
admin@machin-lane.co.uk
https://www.machin-lane.co.uk/