



9 Martinsyde Grove

Hoo ME3 9UF

Offers Over £400,000



Nestled in the charming village of Hoo, Rochester, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2020, this new build property spans an impressive 894 square feet and features three well-proportioned bedrooms, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom and a spacious lounge, perfect for relaxation and entertaining. The heart of the home is the stylish kitchen/diner, which provides a delightful space for family meals and gatherings. The first floor comprises three bedrooms, including a master suite with an en-suite shower room, alongside a family bathroom that caters to the needs of the household. Externally, the property boasts a lovely rear garden, primarily laid to lawn with a patio area, ideal for outdoor dining and leisure. A standout feature is the fantastic cabin, thoughtfully designed as a bar and lounge, offering a unique space for entertaining friends and family. The property also benefits from a block-paved driveway to the side, providing ample parking for up to three vehicles, ensuring convenience for residents and guests alike.

Hoo is a semi-rural village located on the Hoo Peninsula, offering a range of amenities including schools for all ages, local shops, and accessible bus routes. With an Energy Performance Certificate (EPC) rating of B and a council tax band of D, this home is not only stylish but also energy-efficient. This delightful family home in Hoo is a rare find and is sure to attract interest from those seeking a modern lifestyle in a tranquil setting.



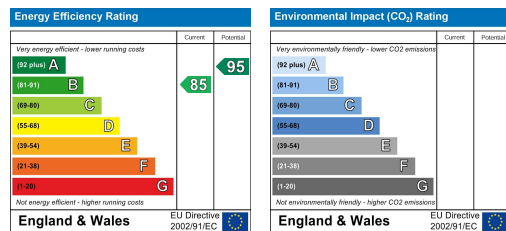
Area Map



Floor Plans

 <p style="text-align: center;">Ground Floor Building 1</p>	 <p style="text-align: center;">Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1038 ft² 96.5 m²</p>
 <p style="text-align: center;">Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;">GIRAFFE360</p>

Energy Efficiency Graph



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