



Lilly Cottage Grain Road

Isle Of Grain, ME3 0DU

GREENLEAF are delighted to introduce this immaculately presented detached property to the market, on the semi-rural Isle of Grain, Rochester, available with NO ONGOING CHAIN. Boasting four double bedrooms, two en suites, a stylish family bathroom, heat-source pump, underfloor heating, and a stunning open-plan kitchen/lounge/diner with two sets of double patio doors out to the great size garden, this impressive property would suit a growing family looking for more space, or equally those looking to downsize but still have space for visiting family. This spacious 2 year old property further benefits from the remaining 7 year warranty, off-road parking for 7 cars, and a peaceful country location with nearby coastal walks and amenities. The vendor would also consider a part-exchange for potential buyers with a property to sell.

The layout briefly consists of: Good size hallway giving access to two double bedrooms, family bathroom, stairs up to first floor, and double-doors through to the spacious and light open-plan lounge/diner/kitchen. The upstairs landing gives access to two further double bedrooms both with en suites and panoramic views, and a great size storage room running the full width of the property. To the rear a good size private patio and newly laid lawn garden awaits, with access to the front of property from both sides.

With countryside views to the front, and far reaching River Thames views to the rear, Grain offers quality local schools for all age groups and a wide range of local amenities, whilst Rochester, Higham and Strood High Streets are a short drive away, with stations offering high speed train services to London, and a wealth of restaurants, shops, amenities and further top quality schools. Built to a high specification with quality fixtures and fittings throughout, this outstanding and deceptively spacious home is ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £450,000

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- DETACHED PROPERTY WITH NO ONGOING CHAIN
- FOUR DOUBLE BEDROOMS / FAMILY BATHROOM AND TWO EN SUITES
- POTENTIAL FOR FURTHER OUTBUILDINGS
- EPC GRADE B / COUNCIL TAX BAND E / FREEHOLD
- BESPOKE QUALITY NEW BUILD IN 2022 WITH REMAINING WARRANTY
- GREAT SIZE OPEN-PLAN KITCHEN / DINER / LOUNGE
- SEMI-RURAL COUNTRY LIFE WITH COASTAL WALKS AND RIVER VIEWS
- POTENTIAL FOR PART-EXCHANGE
- GOOD SIZE GARDEN / AMPLE OFF ROAD PARKING
- SHORT DRIVE TO ROCHESTER/MEDWAY TOWNS, SCHOOLS AND AMENITIES

Hallway

16'8" x 5'1" (5.1m x 1.55m)

Good size hallway with grey carpet, white walls and downlighters running through the centre of the property giving access to two double bedrooms, family bathroom, under-stairs cupboard, stairs up to first floor, and double doors opening into lounge/kitchen/diner.

Bedroom Three

12'1" x 11'7" (3.7m x 3.55m)

Double bedroom, grey carpet and white walls, radiator, window to front of property.

Bedroom Four

11'5" x 11'1" (3.5m x 3.4)

Double bedroom, grey carpet and white walls, radiator, window to front of property.

Bathroom

12'3" x 9'2" (3.75m x 2.8m)

Beautiful spacious bathroom with white suite consisting of free-standing bath, separate shower with tasteful wall tiles, basin and WC, wood-effect LVT flooring with white walls, radiator and window to side of property.

Lounge Area

17'8" x 16'0" (5.4m x 4.9m)

Great size lounge open-plan to the kitchen/dining area, with grey carpet and white walls continued, patio doors out to garden allowing lots of natural light in, a beautiful space to relax and enjoy.

Kitchen/Diner

21'3" x 11'1" (6.5m x 3.4m)

Very impressive fitted kitchen with wood-effect LVT flooring, grey wall and base units with contrasting grey worktops, integrated fridge-freezer, separate washing machine, dish-washer, electric oven and hob, chrome fixtures and fittings, and downlighters. The generous breakfast bar separates the kitchen and dining areas, which is in turn open-plan to the lounge. Double patio doors open onto the garden allowing lots of natural light with a further window to the side of the property.

Landing

13'5" x 6'0" (4.1m x 1.85m)

Attractive dog-leg stairs lead up to the good size landing with grey carpet and white walls continued, access from here to two further double bedrooms both with en suites, cupboard, and a further large walk-in/storage/loft room to the rear.

Master Bedroom

13'9" x 9'10" (4.2m x 3.0m)

Double bedroom with grey carpet and white walls continued, window to rear of property offering stunning far-reaching country views out towards the River Thames, and access into the en suite.

En Suite One

7'4" x 7'2" (2.25m x 2.2m)

Good size en suite with striking wood-effect LVT flooring, bath with feature tiles, basin/vanity, and WC, downlighters, vertical chrome radiator, and window to side of property.

Bedroom Two

12'1" x 9'10" (3.7m x 3.0m)

Double bedroom with grey carpet and white walls continued, window to rear of property offering stunning far-reaching country views out towards the River Thames, and access into the en suite.

En Suite Two

12'1" x 9'10" (3.7m x 3.0m)

Further en suite with impressive wood-effect LVT flooring, hand basin and WC in stylish vanity unit, downlighters, vertical chrome radiator, window to side of property.

Loft Storage Room

27'4" x 8'2" (8.35m x 2.5m)

Great storage space running the full width of the property, fully boarded with power and light, pressurised cylinder housed here.

Garden

Fully fenced good-size private garden with ample patio area and access to the front of the house from both sides of the property, large lawn garden, and far reaching views with the

River Thames in the distance. Potential to add a variety of further outbuildings subject to the new owners wishes and usual permissions.

Front of House / Off Road Parking

Attractive looking modern property, offering truly spacious interior accommodation and versatility, with ample off road parking to the front and side for approximately 7 cars, access to rear of property from both sides, and far reaching countryside views.

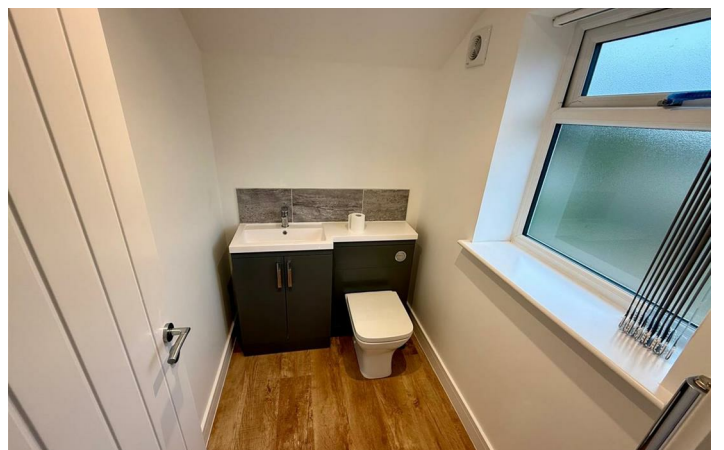
Agents Note

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Agents Note

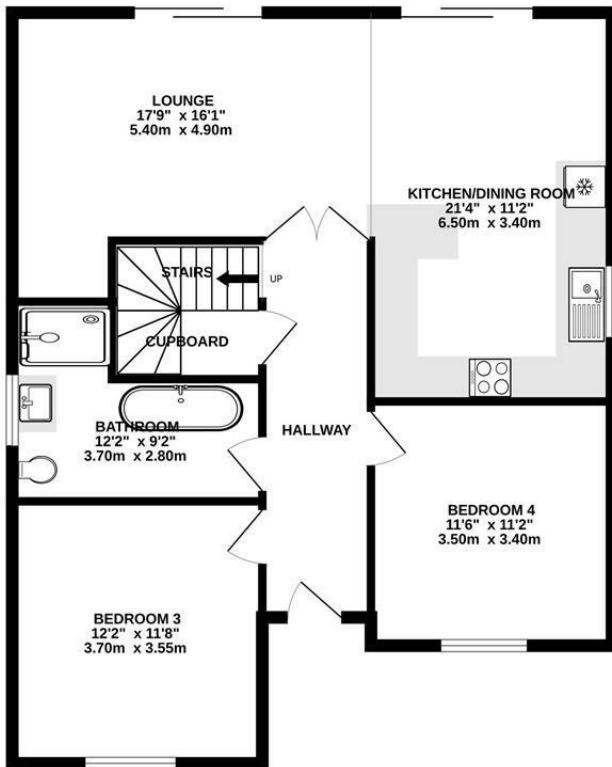
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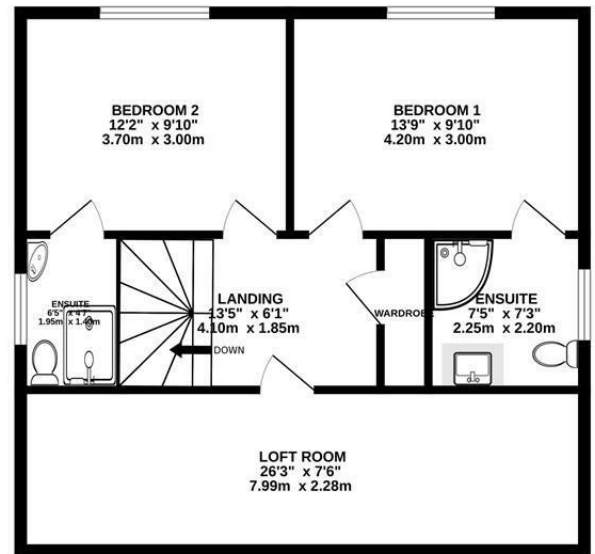




GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.

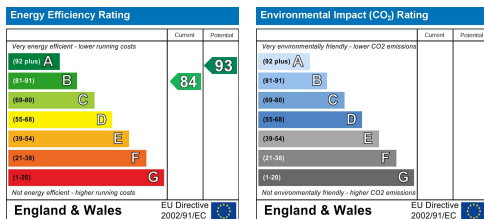


1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.4 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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