



Cowdrey Close | | Rochester | ME1 3NU

**Offers in excess of £475,000**



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Spacious Four-Bedroom Detached Home in Cowdrey Close, Rochester – Excellent Potential for Modernisation

Situated in the quiet and well-regarded Cowdrey Close, this four-bedroom detached house presents a rare opportunity to acquire a spacious family home in one of Rochester's most popular residential areas. Offering approximately 1,270 sq. ft. of accommodation, the property is ideal for those looking to renovate and create a home tailored to their own taste.

Inside, the home features two generously sized reception rooms, providing flexible living and dining space for families or entertaining. The layout also includes a fitted kitchen and a centrally located family bathroom, all of which offer scope for updating and modernisation.

- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- DRIVEWAY + GARAGE
- FOUR BEDROOMS
- KITCHEN/UTILITY
- POPULAR LOCATION

**Lounge**

11'10" x 15'3" (3.60m x 4.65m)

The living room is a spacious and inviting area featuring a large window that allows natural light to brighten the space. It offers ample room for seating and has a traditional fireplace as a central feature, creating a cosy atmosphere for relaxing or entertaining.

**Dining Room**

10'11" x 9'4" (3.32m x 2.84m)

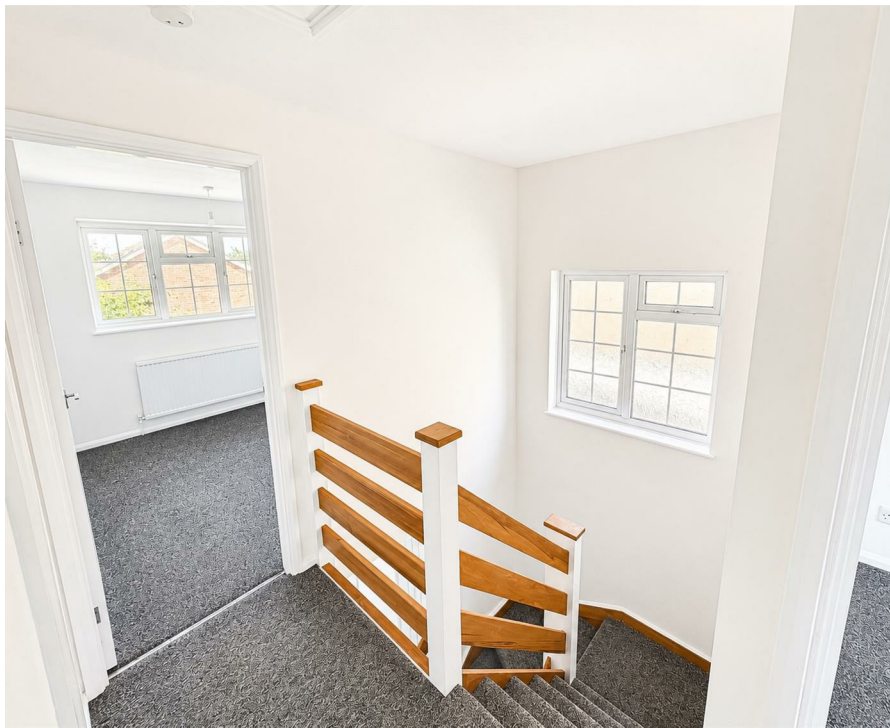
This adjacent dining room opens directly from the lounge and is perfect for family meals or hosting guests. It benefits from a door leading out to the garden, allowing easy access for outdoor dining or fresh air. The room has ample space for a dining table and chairs.

**Kitchen**

8'11" x 9'6" (2.72m x 2.90m)

The kitchen is fitted with classic wooden cabinetry and tiled splashbacks, providing plenty of storage and work surface. A window over the sink offers views to the outside and allows natural light into the room. The kitchen leads through to a practical utility room which adds extra space for laundry or additional storage.





### Utility Room

7'4" x 6'9" (2.23m x 2.07m)

A useful utility room situated off the kitchen, offering additional space for appliances and storage. It has an external door providing access to the rear garden, making it convenient for practical household chores.

### Bedroom One

10'4" x 13'1" (3.16m x 3.98m)

Bedroom One is a comfortably sized room with a large window overlooking the front of the property. It features a warm wood-effect floor and a radiator beneath the window, making it a cosy retreat.

### Bedroom Two

9'4" x 9'1" (2.84m x 2.77m)

Bedroom Two is a good-sized double bedroom featuring a large window that fills the room with natural light. It includes fitted mirrored wardrobes along one wall, providing ample storage space while maintaining an open feel.

### Bedroom Three

6'11" x 9'4" (2.11m x 2.85m)

Bedroom Three is a smaller double room that benefits from natural light through a front-facing window. It is a versatile space suitable for use as a guest bedroom or study if preferred.

### Bedroom Four

6'4" x 9'4" (1.94m x 2.85m)

Bedroom Four is a compact room, ideal as a nursery, child's bedroom, or a home office. It features a window overlooking the rear garden and has wooden flooring that adds character to the space.

### Bathroom

6'2" x 6'4" (1.89m x 1.92m)

The family bathroom is equipped with a bathtub, toilet, and wash basin. It features tiled walls around the bath area and a frosted window providing natural light while ensuring privacy.

### Hall

The hallway connects the front entrance to the main living areas and has stairs leading to the first floor. It provides access to the cloakroom and other ground floor rooms, offering a functional and welcoming introduction to the home.

### Toilet

A separate cloakroom located just off the hall, equipped with a toilet and wash basin for convenience.

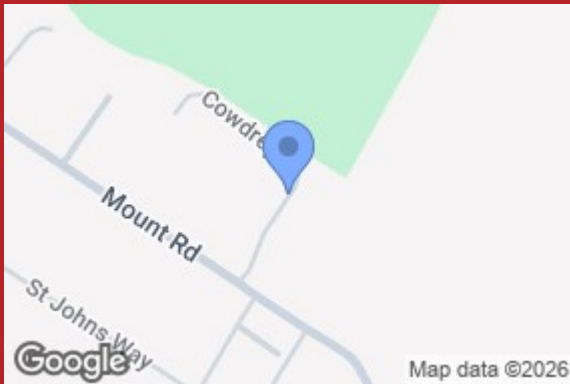
### Rear Garden

The garden is a predominantly private and enclosed outdoor space featuring a paved patio area with a small section of grass. It offers potential for gardening or outdoor seating, bordered by fencing to provide shelter and seclusion.

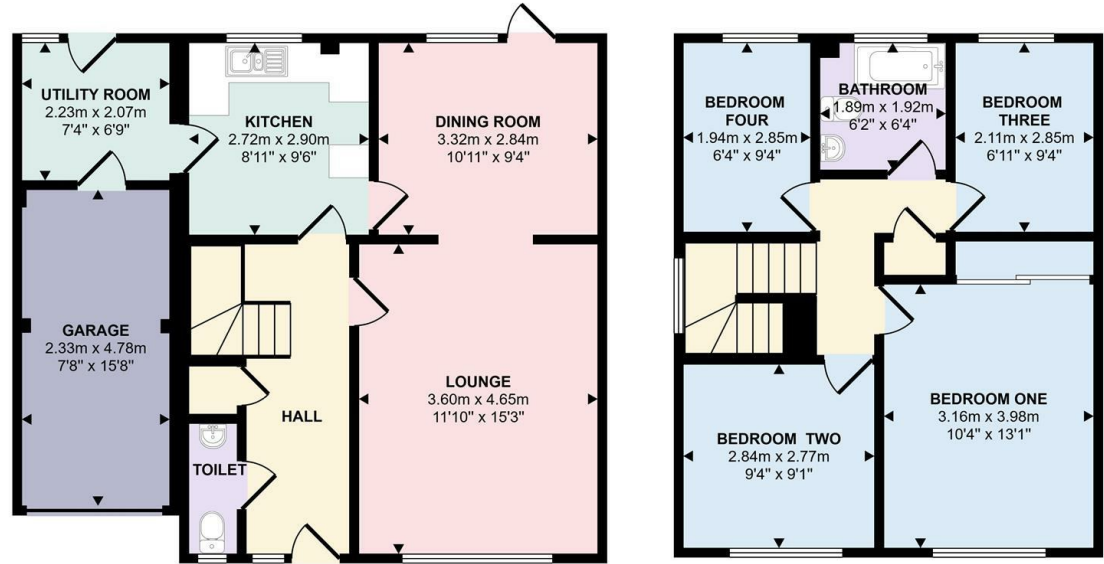
### Garage

7'8" x 15'8" (2.33m x 4.78m)

The property features a garage providing secure parking and additional storage space, accessible via a driveway at the front. The garage is positioned to the side of the house with internal access via the utility room.



Approx Gross Internal Area  
113 sq m / 1214 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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