



Borstal Street | | Rochester | ME1 3HH

£325,000



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Occupying a sought-after position on Borstal Street, Rochester, this beautifully renovated three-bedroom family home seamlessly combines period charm with modern comfort. Extensively improved by the current owners, the property benefits from a full rewire, new heating system and high-quality refurbishment throughout, creating a home ready to move straight into.

Arranged over three floors, the accommodation offers a bright bay-fronted living room with feature multi-fuel stove, an adjoining dining room, a stylish shaker-style kitchen, and an elegant ground floor bathroom featuring a freestanding roll-top bath and separate walk-in shower. Upstairs are three well-proportioned double bedrooms, while the dry basement provides a versatile home office, snug, hobby room or additional storage.

Outside, the attractively landscaped rear garden is arranged over several levels with established planting.

- Well presented throughout
- Close to schools and transport links
- dry basement ideal for home office or storage
- three double bedrooms

Dining Room

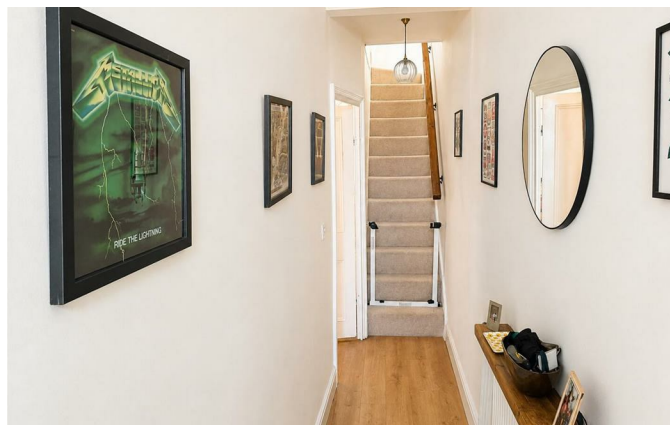
13'6" x 11'8" (4.11m x 3.56m)

This welcoming living space combines both lounge and dining areas in an open-plan layout, creating a bright and airy atmosphere. The lounge features a bay window that fills the room with natural light and offers classic charm with a fireplace as a focal point. The adjoining dining area flows seamlessly, with wood-style flooring throughout enhancing the warm, inviting feel of the room.

Kitchen

11'7" x 7'6" (3.53m x 2.29m)

A long and slender kitchen fitted with utilitarian fixtures and cream cabinetry topped with wood-effect work surfaces. The space benefits from a window providing light over the sink area and neutral tiled flooring that complements the practical design. The room is designed for efficient use, with integrated appliances and ample storage making it a functional part of the home.



Borstal Street, Rochester, ME1

Occupying a sought-after position on Borstal Street, Rochester, this exceptional three-bedroom family home beautifully combines period character with contemporary living. During the current owners' stewardship, the property has undergone an extensive programme of renovation and improvement, with significant investment made throughout the home. Beyond the beautifully presented interiors, the works have included comprehensive upgrades to



Bathroom

The bathroom offers a charming mix of traditional and contemporary elements. It features a freestanding clawfoot bath beneath a frosted window, alongside a pedestal sink and a modern walk-in shower with green tiled accents. The walls are partly tiled with white subway tiles, and the wood-effect flooring adds warmth to this bright and comfortable space.

Basement

14'1" x 13'0" (4.29m x 3.96m)

This versatile basement room is a light-filled space with wood-effect flooring and a comfortable seating area. It could serve as a games room, home office or additional living space. The room includes under-stair storage and a window that provides natural illumination, making it a functional and adaptable part of the property.

Hall

The entrance hall leads through to the main living rooms and kitchen, with wood-effect flooring that runs throughout the ground floor. It provides a clear, bright passageway enhanced by natural light and a staircase ascending to the first floor.

Landing

At the top of the stairs, the landing is a light and airy space with carpet underfoot. It provides access to all first-floor bedrooms and the bathroom, creating a practical connection between the rooms.

Bedroom 1

14'7" x 13'0" (4.45m x 3.96m)

A spacious principal bedroom featuring a large window that helps fill the room with natural light. The room includes fitted wardrobes providing ample storage and a calming neutral carpet underfoot, creating a peaceful retreat.

Bedroom 2

13'0" x 8'3" (3.96m x 2.51m)

This secondary bedroom benefits from fitted wardrobes and a large window offering generous natural light. The room is fully carpeted in a neutral tone, providing a comfortable and practical space.

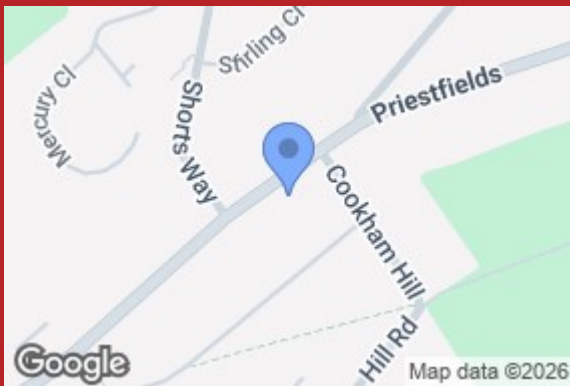
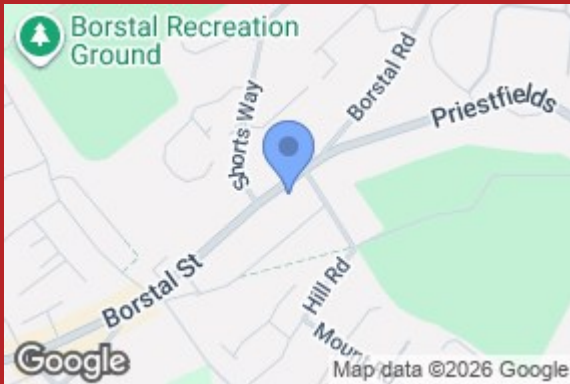
Bedroom 3

11'4" x 7'7" (3.45m x 2.31m)

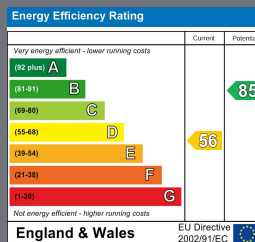
A smaller, cosy bedroom with a single window and neutral carpet. It offers a quiet space suitable for a child's room, nursery, or home office.

Rear Garden

A neatly maintained garden with a paved patio area, steps leading up to a grassed section, and bordered planting beds. It is enclosed by fencing and includes a garden shed, offering a pleasant outdoor space for relaxing or play.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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