



Gamelan Crescent | Hoo St Werburgh | Rochester | ME3 9FN

Asking price £450,000



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Situated within the popular Gamelan Crescent development in Hoo, this beautifully presented three-storey family home offers approximately 1,424 sq ft of versatile accommodation, perfectly suited to modern family living.

The ground floor features a spacious contemporary kitchen/dining room with ample workspace and breakfast bar, flowing into a bright conservatory overlooking the rear garden, creating an excellent space for everyday living and entertaining. A cloakroom completes the ground floor.

The first floor comprises a generous lounge, principal bedroom, modern shower room and a separate study/bedroom five, ideal for home working or guest accommodation. The second floor offers three further bedrooms and a contemporary family bathroom, providing flexible accommodation for growing families.

- Approximately 1,424 sq ft of accommodation
- Five bedrooms (or four bedrooms plus study)
- Electric Charging Port
- Close to highly regarded schools
- Spacious kitchen/dining room
- Covered car-port
- Popular Hoo village location
- Convenient access to Rochester and Medway transport links

Kitchen/Diner

Approx. 325.7 sq. feet (Approx. 30.3 sq. metres)

The kitchen/diner is a bright and spacious area featuring a large run of white cabinetry paired with wood-effect work surfaces. It includes an integrated oven, hob, and sink, with plenty of space for appliances and storage. The tiled floor adds a clean, contemporary feel, and the room benefits from natural light entering through windows and a door leading outside. A handy cloakroom with a WC and basin is located just off the kitchen area.

Lounge

Approx. 554.6 sq. feet (Approx. 51.5 sq. metres)

This welcoming lounge offers a cosy yet stylish space to relax, with ample natural light from the large windows. The neutral carpet and walls create a calming atmosphere, while the textured feature wall provides subtle visual interest. The room is arranged to accommodate a comfortable seating area, with plenty of space for additional furniture.



Situated within the popular Gamelan Crescent development in Hoo, this well-presented three-storey family home offers approximately 1,424 sq ft of versatile accommodation, thoughtfully arranged to suit modern family living, home working and entertaining.

The ground floor centres around a bright and spacious kitchen/dining room fitted with contemporary white cabinetry, wood-effect worktops and ample space for everyday dining. To the rear, a conservatory provides an



Bedroom 1

Approx. 554.6 sq. feet (Approx. 51.5 sq. metres)

Bedroom 1 is a spacious and bright double room with a calm, neutral palette. It features a large window allowing plenty of daylight to flood in and a carpeted floor for warmth and comfort. The room is designed to comfortably accommodate a double bed and other bedroom furniture, creating a restful retreat.

Study/Bedroom 5

Approx. 554.6 sq. feet (Approx. 51.5 sq. metres)

The study/bedroom 5 is a smaller, versatile room that can be used as a quiet workspace or guest bedroom. Featuring a window for natural light, neutral walls, and carpeted flooring, this room offers a tranquil environment for work or rest.

Bedroom 4

Approx. 544.2 sq. feet (Approx. 50.6 sq. metres)

Bedroom 4 is a charming and well-lit space located on the top floor. It has a velux window allowing natural light to fill the room and a soft carpet underfoot. The sloped ceiling adds character, and there is ample space for a bed and additional furniture or storage.

Bedroom 3

Approx. 544.2 sq. feet (Approx. 50.6 sq. metres)

Bedroom 3 is a comfortable double room with a window providing natural light. It features neutral decor and carpeting, creating a cosy environment. This room is ideal for family members or guests.

Bedroom 2

Approx. 544.2 sq. feet (Approx. 50.6 sq. metres)

Bedroom 2 is a well-proportioned room on the second floor, featuring a window that fills the space with light. The room includes carpet flooring and neutral walls, offering a restful space for sleep and relaxation.

Bathroom

Approx. 544.2 sq. feet (Approx. 50.6 sq. metres)

The bathroom on the top floor is a bright, clean space featuring a full-size bath with an overhead shower, a toilet, and a washbasin. The white tiled flooring and walls contribute to the fresh and modern feel of the room, while a velux window provides natural light and ventilation.

Shower Room

Approx. 554.6 sq. feet (Approx. 51.5 sq. metres)

The shower room on the first floor includes a corner shower cubicle, a toilet, and a washbasin. The room benefits from natural light through a window and has a simple, clean design with white fittings and tiled flooring.

Games Room

This games room is a fun and functional space featuring a pool table and dartboard, with walls painted black and a practical rubberised floor. The room is perfect for entertaining or relaxing with friends and family.

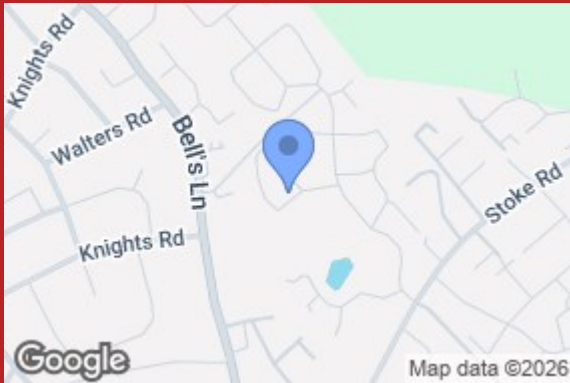
Garage

Approx. 325.7 sq. feet (Approx. 30.3 sq. metres)

The car-port leads to a garage space which is wide and securely enclosed. It is currently used for storage but offers plenty of space for parking a vehicle and additional storage needs.

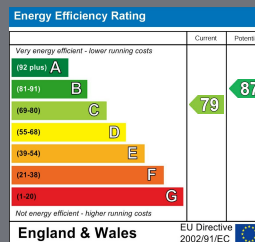
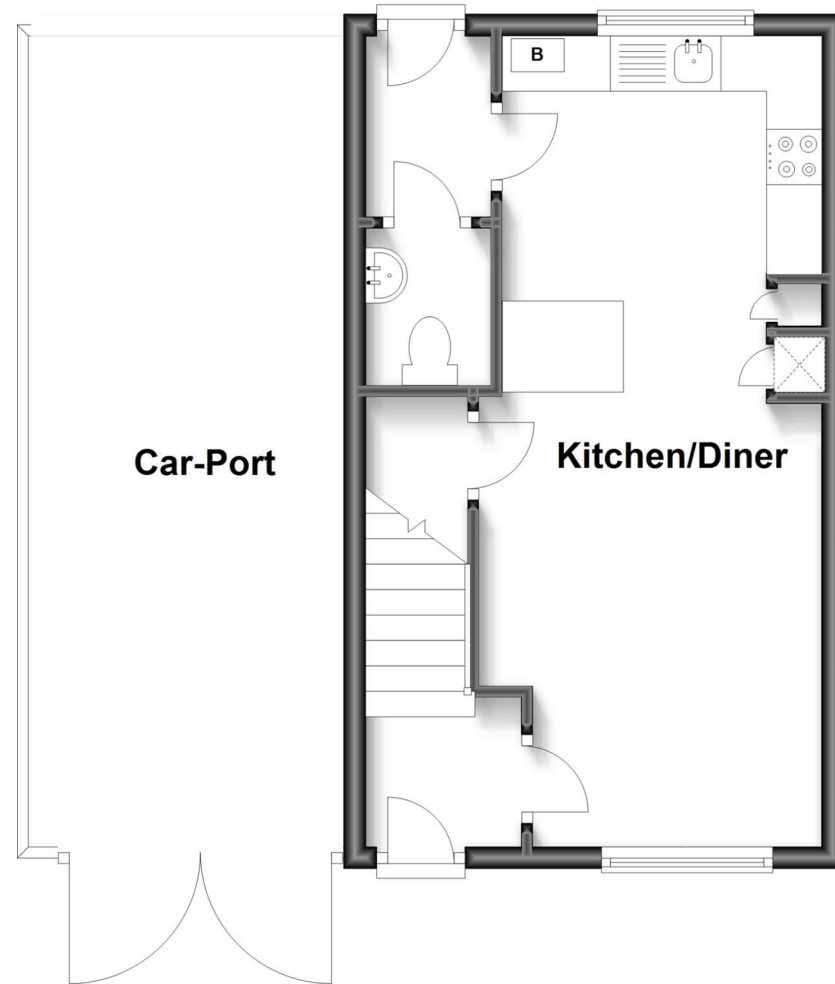
Rear Garden

The rear garden is a private and well-maintained outdoor space featuring artificial lawn, flower beds along the perimeter, and a paved patio area. It offers a peaceful setting for outdoor dining and relaxation, with space for garden furniture and children's play equipment.



Ground Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



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