



- Modern Detached Home
- South Facing Rear Garden
- Downstairs WC

- Three Double Bedrooms
- Garage and Driveway
- Beautifully Presented

- En-suite to Master
- Situated Next to Nature Reserve
- 6 Years NHBC Guarantee Remaining

Property Description

This beautifully presented home should be at the top of your viewing list!

Situated in a quite corner of the beautiful River side Temple Wharf development right next to the protected Nature Reserve, this plot is certainly one of the most desirable! Built and designed by Redrow, this "Amberley" home offers fantastic space with family in mind. The wide entrance hall offers plenty of space for pushchairs as well as coats and shoes and is home to the downstairs WC.

The huge 18ft lounge runs the width of the house and has dual aspect windows with one side overlooking the nature reserve. The kitchen/dining room occupies the other half of the downstairs and over looks the wonderfully sized south facing rear garden. The current owner spends a lot of her time in the garden and has laid astro turf to stop dead grass, erected a summer house for a home office and a bit of shade and also added an awning on the wall for a little protection from the sun on the patio. All in all a wonderful relaxing place to be on a summers evening. The Utility Room houses all the noisy appliances and leads to the driveway and garage for easy access.

Upstairs there are three double bedrooms, two with build in wardrobes and an en-suite shower room to the master. The family bathroom completes the first floor.

There is plenty of storage in the garage as well as space for your car but if you can't squeeze everything in there, then the loft space can also be used for storage.

Temple Wharf offers its residents quiet walks along the riverside or onto the nature reserve, great access to the amenities on Medway Valley Park including the Nuffield Health Gym. For those needing to venture a little further, Strood town centre and mainline station can be reached within a 5 minute drive and historic Rochester within 10 minutes. There is also great access to the A2/M2 and M25 motorway networks.

The property is fully freehold but as it sits of a modern landscaped development, there is a maintenance charge levied of £ per month paid to Trinity Estates



GROUND FLOOR



FIRST FLOOR

THE AMBERLEY

GROUND FLOOR

1	Kitchen/Dining	18'11" x 10'9"	5.77 x 3.28 m
2	Lounge	18'11" x 10'9"	5.77 x 3.27 m
3	Utility	7'2" x 5'9"	2.18 x 1.75 m
4	Cloaks	5'7" x 3'9"	1.70 x 1.14 m

FIRST FLOOR

5	Bedroom 1	12'0" x 10'10"	3.68 x 3.32 m
6	En-suite	7'2" x 6'7"	2.18 x 2.00 m
7	Bedroom 2	10'11" x 10'0"	3.35 x 3.05 m
8	Bedroom 3	10'11" x 8'8"	3.35 x 2.63 m
9	Bathroom	7'1" x 6'6"	2.17 x 1.98 m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Rochester, ME2

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D		
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