



## 5 St. Martins Close

Newington, ME9 7JB

PRICE GUIDE £450,000 to £475,000. A unique and vastly extended house which imposing size warrants an internal viewing! The configuration and numerous rooms provide flexible living arrangements for a plethora of buyers. Downstairs offers a porch, entrance hall, generous sized lounge, dining room, family room, study/office, utility room and good sized kitchen. The first floor boasts four double bedrooms, the master benefitting from an en-suite shower room. The versatility of this end of terrace home also extends to the gardens! The established front garden is a lovely size (approx. 80') while the rear garden also offers plenty of space for all the family! A very unique and rare selling point! The garage with parking is located to the rear, directly accessed from the rear garden. Properties of this ilk and stature are rarely available so call today to book your viewing! NO CHAIN.

This spacious property is perfectly located close to all local amenities including shops, doctor's surgeries, takeaways and a country pubs. For families Newington CoE Primary is a short walk away and further afield there is a range of Primary, Secondary and Grammar schools. Newington train station offers direct links to London and the coast and with such easy access to the M2/M20 motorway network this is ideal for commuters.

Newington is also well-placed for accessing the nearby towns of Sittingbourne and Rainham, both just a short drive away. These towns provide a wider range of amenities, including shopping, dining, healthcare, and education options, along with mainline railway stations for convenient travel to London.

For those who enjoy outdoor activities, the surrounding countryside offers picturesque orchards and scenic walking trails, perfect for exploring and unwinding in the natural beauty of the area.

**Guide price £450,000**

# 5 St. Martins Close

Newington, ME9 7JB



- SOLD BY POLLARD ESTATES
- En-Suite To Master Bed
- NO CHAIN
- Versatile Accommodation
- Close To Newington Station
- Council Tax - D
- Garage & Parking
- Front & Rear Gardens!
- EPC - B

## Door To

### Porch

6'2 x 3'9 (1.88m x 1.14m)

### Hallway

13' x 9'12 (3.96m x 2.74m)

### Study

15'1 x 9'5 (4.60m x 2.87m)

### Lounge

19'1 x 12'9 (5.82m x 3.89m)

### Kitchen

19'4 x 8'8 (5.89m x 2.64m)

### Diner

14'1 x 8'8 (4.29m x 2.64m)

### Utility Room

8'2 x 6'3 (2.49m x 1.91m)

## Office /Bedroom

9'2 x 9'1 (2.79m x 2.77m)

### W.C

3'9 x 3'7 (1.14m x 1.09m)

## Stairs To

### Landing

### Bedroom 1

14'5 x 13' (4.39m x 3.96m)

### En-Suite

10' x 3'2 (3.05m x 0.97m)

### Bedroom 2

11'7 x 11'2 (3.53m x 3.40m)

### Bedroom 3

11'1 x 9'2 (3.38m x 2.79m)

## Bedroom 4

9'4 x 8'8 (2.84m x 2.64m)

### Bathroom

6'7 x 6'1 (2.01m x 1.85m)

## Front Garden

approx 80' (approx 24.38m)

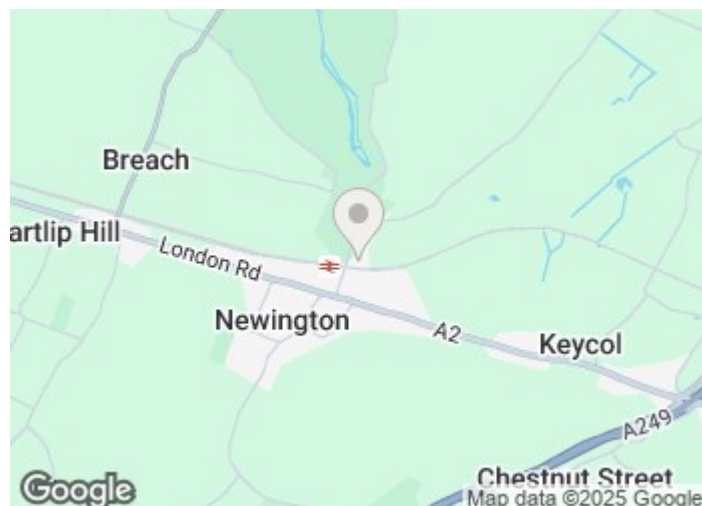
## Rear Garden

42' x 35' (12.80m x 10.67m)

### Garage

17'5 x 8'4 (5.31m x 2.54m)

## Important Notice -



## Directions

Station Rd, Rainham Head south-west on Station Rd/B2004 towards Rainham Shopping Centre Turn left onto High St/A2 Continue to follow A2 Turn left onto Church Ln Turn right onto St Mary's View Turn right to stay on St Mary's View Destination will be on the right St Martin's View, Newington

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Floor Plan

Approximate Gross Internal Area = 165.6 sq m / 1783 sq ft

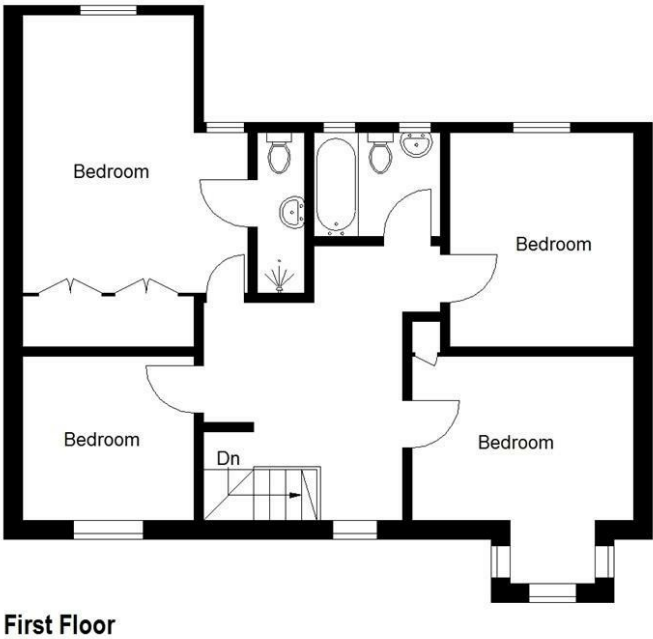
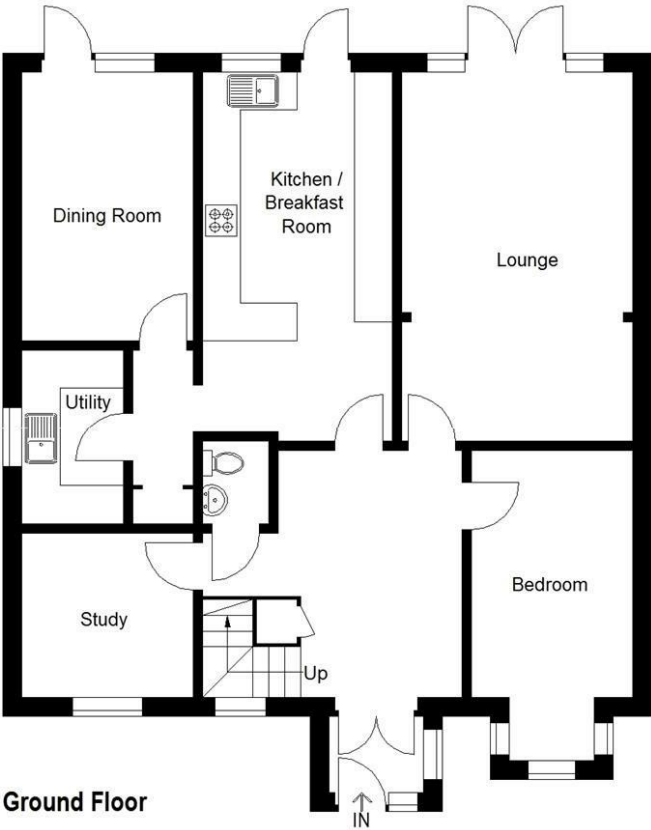


Illustration For Identification Purposes Only. Not To Scale (ID:1210129 / Ref:90731)

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