

# Bluebell

ESTATES



3, Waterman Way, Wouldham, Rochester, ME1 3FX

£450,000

## About this property.....

Located in the ever-popular Peters Village, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

The ground floor comprises a stylish lounge and a contemporary kitchen/dining room positioned at the rear of the property, featuring patio doors that open directly onto the garden — perfect for both everyday living and entertaining. A convenient cloakroom completes the ground floor.

On the middle floor, you will find three generously sized bedrooms and a family bathroom, while the top floor is dedicated to an impressive main bedroom suite, complete with a large storage cupboard and a private ensuite shower room, creating a peaceful retreat. The property is modern throughout and has been exceptionally well maintained by the current owners.

Externally, the property boasts a good-sized rear garden which has been thoughtfully designed by the current owners to include a patio seating area and low-maintenance artificial grass — ideal for relaxing and entertaining. To the front, there is a driveway and car port providing off-road parking.

Located within the sought-after Peters Village development, the home is perfectly positioned for scenic riverside walks and offers a fantastic balance of countryside living with excellent local amenities. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

## Situation.....

Looking for a peaceful community that's still close to the Medway towns, including the historic city of Rochester? Peters Village might just be what you're looking for. This new, purpose-built community sits on the banks of the River Medway and boasts its own shops, dentist and village hall with changing rooms to serve the playing fields. Plus, with access to the newly built Wouldham Primary School, families with children can feel confident in their educational opportunities.

Outdoor enthusiasts will love the nearby North Downs Way and River Medway walks. And when you're ready to refuel, head to The Medway Inn for a classic Sunday roast and pint of real ale, or check out the adjoining Ruby's Indian restaurant for a little spice. Commuters will appreciate the ease of access to the M2 and M20 motorways via nearby Blue Bell Hill. For those who prefer public transportation, Halling Station is just a 9-minute cycle away (1.6 miles) with trains to St Pancras International as quick as 46 minutes (including a change), while Ebbsfleet International is just 22 minutes (14 miles) away by car, with trains to London St. Pancras in a mere 19 minutes. Don't miss out on the best of both worlds with Peters village.











## Useful Information...

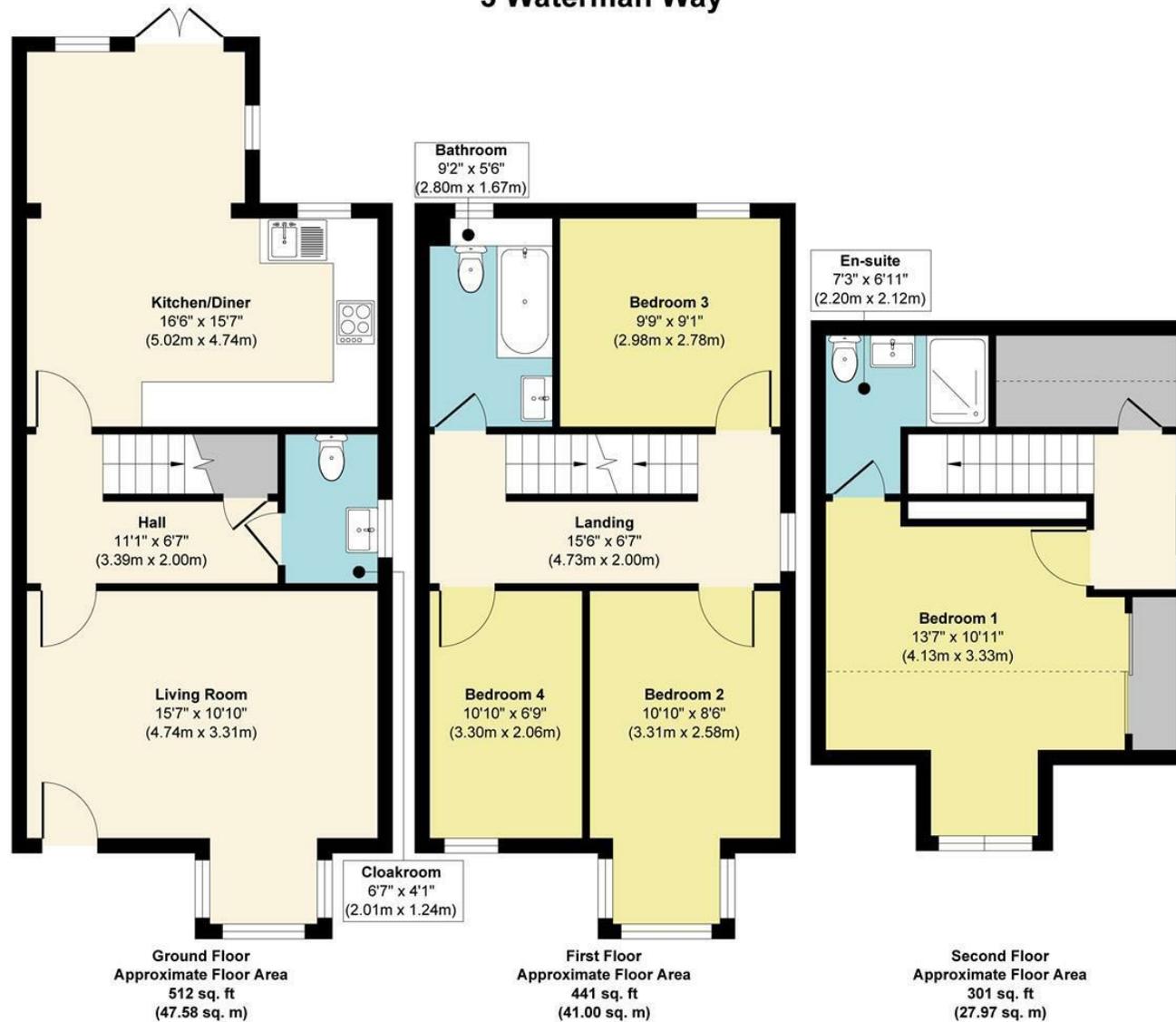
- Four-bedroom semi-detached home arranged over three floors
- Situated in the highly sought-after Peters Village development
- Modern and beautifully presented throughout, well maintained by the current owners
- Stylish lounge and contemporary kitchen/dining room with patio doors to the rear garden
- Ground floor cloakroom for added convenience
- Three generously sized bedrooms and a family bathroom on the first floor
- Impressive top floor main bedroom suite with large storage cupboard and private ensuite
- Landscaped rear garden with patio area and low-maintenance artificial grass
- Driveway and car port providing off-road parking
- Excellent location for riverside and North Downs walks, with easy access to local amenities, schools, transport links, and the Medway towns including Rochester





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## 3 Waterman Way



**Approx. Gross Internal Floor Area 1254 sq. ft / 116.55 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



