



9 Courtsole Farm Pond Hill

Cliffe ME3 7QS

Offers Over £525,000



Nestled in the charming area of Pond Hill, Cliffe, Rochester, this exquisite detached bungalow is a true gem. Built in 2014, this modern property boasts a generous 1,173 square feet of living space, making it perfect for families or those seeking a comfortable retreat. The home is part of a stunning housing development, complete with a private gated entrance, ensuring both security and exclusivity. Upon entering, you are greeted by a spacious entrance hall that offers ample room for an office space, ideal for those who work from home. The generous lounge features a striking vaulted ceiling, creating an airy and inviting atmosphere. The sleek kitchen is equipped with a range of fitted appliances, including a fridge/freezer, and dishwasher, making it a delight for any culinary enthusiast. Adjacent to the kitchen, a convenient utility room with fitted washing machine, provides access to the impressive double garage, which features a pitched roof for additional storage and double electric doors for ease of access. This delightful bungalow comprises three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. A stylish family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all. Outside, the landscaped rear garden is a tranquil oasis, featuring a patio area, lush lawn, and a sheltered pergola, perfect for enjoying the outdoors. The property offers parking for up to three vehicles, including two spaces in the garage and an additional space in front, along with eight visitor parking spaces available within the development. With an EPC rating of C and a council tax band of E, this property is not only beautiful but also energy-efficient. The annual management fee is a modest £275, making this an attractive option for prospective buyers. This bungalow is a rare find and is sure to impress those seeking a modern, spacious home in a desirable location.



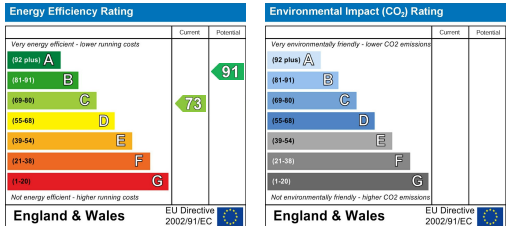
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.