



9 Doggetts Row, Isle Of Grain, ME3 0BH

This captivating three bedroom detached house presents an exceptional opportunity for those seeking a harmonious blend of modern living. This residence is beautifully maintained throughout with warmth and style at every turn. As you step into the welcoming entrance hall, the charm of this property immediately unfolds. The modern kitchen merges with a dining area offering the perfect space for daily life and entertaining. Conveniently located on the ground floor is a separate WC. Ascending to the first floor, you'll find two double bedrooms the master with en-suite and the third being a small single which could be used as a bedroom or study/playroom. The property has a three piece bathroom suite which has been impeccably designed. The garden is generously proportioned, making an ideal setting for gardening and outdoor activities. A dedicated driveway with parking for one car. Situated on the Isle of Grain a short distance from Strood and Rochester. Council Tax band C EPC rating EPC rating B.

- STUNNING
- MODERN KITCHEN
- EN-SUITE
- DRIVEWAY
- ONLY 2 YEARS OLD
- THREE BEDROOMS
- REAR GARDEN
- DETACHED HOUSE
- COUNCIL TAX BAND C

£290,000



Approximate total area⁽¹⁾
744.98 ft²
69.21 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		