



## 5 Fountain Road

Strood ME2 3SJ

**Offers Around £650,000**



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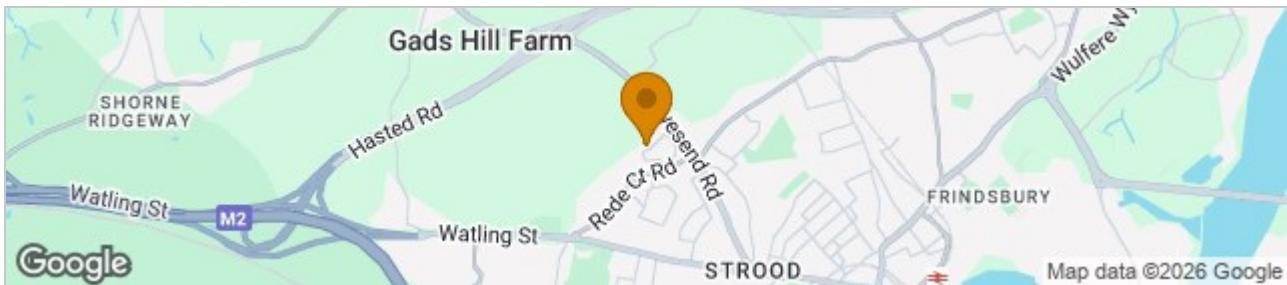
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Nestled on the charming Fountain Road in Rochester, this impressive four-bedroom detached house offers a perfect blend of modern living and comfort. Spanning an ample 1,517 square feet, this property, built in 1974, has been thoughtfully extended to maximise its living space, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance that leads to two spacious reception rooms. The lounge is particularly generous, providing a perfect setting for relaxation and family gatherings. The heart of the home is undoubtedly the large open-plan kitchen, living, and dining area. This space is enhanced by an impressive central island with breakfast area, making it perfect for casual dining. There are many built-in appliances including a fridge/freezer, dishwasher and washing machine. The kitchen also offers access to a utility area and cloak room. Natural light floods the area through skylights and bifolding doors that open onto the garden, offering stunning views of the surrounding farmland. The first floor is dedicated to four well-proportioned bedrooms, complemented by a family bathroom. The master bedroom boasts its own ensuite shower room and a fantastic walk-in dressing area, providing a private retreat for relaxation. A portion of the garage has been retained for handy storage, ensuring that practicality is not overlooked. Then there's the block paved drive offering parking for four vehicles. Fountain Road is conveniently located just off the Rede Court Road area, providing excellent motorway links and easy access to a variety of local amenities. This property truly has the wow factor, making it a must-see for anyone seeking a spacious and stylish family home in a desirable location. With a council tax band of E and an EPC rating of C, this home is not only beautiful but also efficient. Don't miss the opportunity to make this stunning property your own.



## Area Map



## Floor Plans

Ground Floor

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**Approximate total area<sup>(1)</sup>**  
1665 ft<sup>2</sup>  
154.6 m<sup>2</sup>

**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

**(1)** Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

**Energy Efficiency Graph**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		(82-91)	(82-91) A		
B		(81-91)	(81-91) B		
C		(80-89)	(80-89) C		
D		(55-68)	(55-68) D		
E		(39-54)	(39-54) E		
F		(21-38)	(21-38) F		
G		(1-20)	(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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