



56 Binnacle Road

Rochester, ME1 2XP

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented three bedroom house to the market, in a sought-after residential Rochester location, close to highly regarded local schools. Boasting a useful large entrance porch, a good size kitchen/breakfast room, separate lounge/diner, off road parking, and a truly impressive rear garden complete with a summerhouse currently used as a salon, this stylish family home offers space and versatility in equal measure. Further benefits include recent new windows and doors throughout, and a bonus loft room with potential to create further accommodation subject to the new owners wishes, and usual permissions.

The layout briefly consists of: Entrance porch into kitchen/breakfast room, with stairs ahead up to first floor, doorways to front and rear of room into lounge/diner, doorway out to garden; The upstairs landing gives access to three bedrooms, bathroom and separate WC.

Located on a quiet residential road yet within walking distance of Rochester's sought-after grammar schools, further schools for all age groups are a short distance away. All A2/M2/M20 road links and bus stops are nearby, as is the historic High Street with its range of cafes, restaurants, bars, boutiques, and famous cathedral and Norman castle. Rochester and Chatham stations offer a fast service into London St Pancras, whilst all local shops and amenities are within walking distance also.

Interest is sure to be strong in this spacious family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £340,000

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- BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE
- LARGE DECKED AREA FOR OUTDOOR ENTERTAINING
- CLOSE TO SOUGHT-AFTER SCHOOLS AND ALL AMENITIES
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- SPACIOUS LOUNGE/DINER AND KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING AND SPACIOUS ENTRANCE PORCH
- CLOSE TO ALL A2/M2/M20 ROAD LINKS AND BUS ROUTES
- LARGE ESTABLISHED GARDEN WITH SUMMERHOUSE AND SALON
- BONUS LOFT ROOM WITH POTENTIAL
- CLOSE TO HIGH STREET AND STATION WITH FAST TRAINS TO LONDON

Entrance Porch

8'8" x 4'11" (2.65m x 1.5m)

Attractive front door into spacious entrance porch, with window to front, tiled floor and neutral decor, door into main house.

Kitchen/Breakfast Room

18'10" x 11'1" (5.75m x 3.4m)

Good size kitchen/breakfast room with stairs ahead up to first floor, doorway into lounge, beautiful room with laminate flooring and stylish panelled walls, good range of wall and floor cupboards with integrated dishwasher, space for fridge-freezer and washing machine, contrasting black marble worktops with white splashback tiles to one wall, separate oven and gas hob with feature splashback tiles, attractive light fittings, large under-stairs storage cupboard. A doorway and window lead out to the rear of the property, whilst a further doorway to the rear of the room also leads into the lounge/diner.

Lounge/Diner

18'10" x 11'1" (5.75m x 3.4m)

Another great size spacious and light room with bay window to front, patio doors to rear, plenty of space for sofas, furniture and dining table and chairs, laminate flooring continued with panelled walls, feature gas fireplace and downlighters.

Landing

9'0" x 3'3" (2.75m x 1.0m)

With grey carpet and white walls, wooden doors, giving access to three bedrooms, bathroom, WC, and loft.

Bedroom One

12'5" x 10'0" (3.8m x 3.05m)

Stylish double bedroom with grey carpet and white walls with feature wall, built-in fitted wardrobes, window to front of house.

Bedroom Two

12'5" x 10'9" (3.8m x 3.3m)

Double bedroom with window to front of house, neutral carpet and decor with feature wall, downlighters, useful built-in storage cupboard.

Bedroom Three

8'2" x 7'8" (2.5m x 2.35m)

Good size single bedroom with laminate flooring and white walls, window to rear, downlighter, useful built-in storage cupboard.

Bathroom

6'0" x 5'2" (1.85m x 1.6m)

With white suite consisting of bath and basin, window to rear, neutral wall tiles with feature bath wall, contrasting wood-effect vinyl flooring.

WC

4'11" x 2'7" (1.5m x 0.8m)

Separate and to side of main bathroom, with white WC and hand basin, window to rear, patterned vinyl flooring with neutral splashback tiles and white walls.

Loft Room

21'11" x 8'8" (6.7m x 2.65m)

Useful extra great size room with potential, loft-ladder access from landing, two Velux windows to rear, plenty of eaves storage, white walls and neutral carpet, and downlighters.

Garden

Exceptionally spacious and beautifully established garden for any size family, with large decked area and space for hot-tub (possibly to stay) and tables and chairs for outdoor dining, a few steps down to covered sitting area, raised vegetable planters, attractive lawn garden with range of plants, shrubs and flowers, leading down to a further decked area with summerhouse.

Summerhouse/Salon

12'11" x 9'10" (3.95m x 3.0m)

Currently used as a salon, but potential for a variety of uses subject to the new owners' wishes, with double doors to front of building, windows either side, further window to side, grey laminate flooring, power and light, hard-standing area to front perfect for table and chairs.

Off Road Parking

Off road parking to front of house for two cars, further unrestricted on street parking available.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

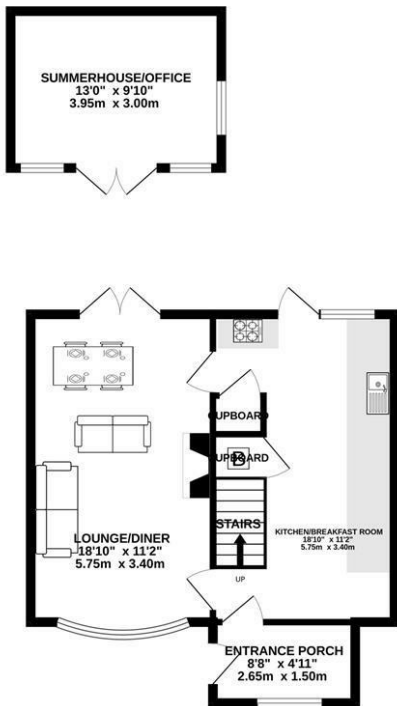
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Tel: 01634730672

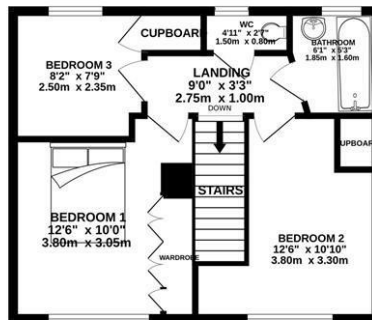




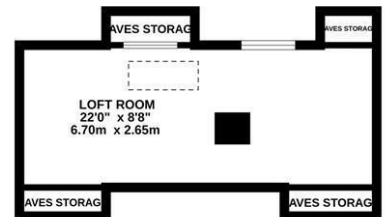
GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



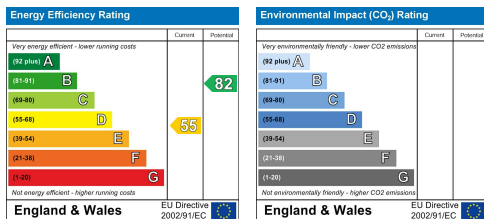
2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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