



34a Trevale Road

Rochester, ME1 3PA

GREENLEAF PROPERTY SERVICES are delighted to introduce this newly built detached "Dutch barn-style" house to the market, in a sought-after residential location of ME1 Rochester. Boasting two double bedrooms, an impressive kitchen-diner and spacious separate lounge, downstairs WC and good size upstairs bathroom, this lovely family home further benefits from underfloor heating, an economic and environmentally friendly heat-source pump, electric vehicle charging point with off-road parking for two cars, a 10 year building warranty, and a lovely patio and garden to the rear. Set on a corner plot in this quiet and peaceful location, this spacious and light property offers the fantastic opportunity of simply moving in, unpacking and enjoying. Interest is sure to be strong in this new-build detached home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Front door into entrance area with space for shoes and coats, stairs up to first floor with storage underneath and door into WC; Open-plan into the spacious lounge with open-plan doorway into the kitchen/diner to rear and out to garden; The upstairs landing gives access to two good size double bedrooms and family bathroom.

Located 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.

Price Guide £335,000

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- NEWLY BUILT DETACHED HOUSE IN SOUGHT-AFTER LOCATION
- IMPRESSIVE OPEN-PLAN KITCHEN-DINER AND SPACIOUS SEPARATE LOUNGE
- WALK TO HIGHLY REGARDED SCHOOLS AND LOCAL AMENITIES
- EPC GRADE C / COUNCIL TAX BAND TBC / FREEHOLD
- TWO DOUBLE BEDROOMS / DOWNSTAIRS WC / UPSTAIRS BATHROOM
- OFF ROAD PARKING FOR TWO CARS WITH EVCH POINT
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- TEN YEAR WARRANTY / HEAT SOURCE PUMP / UNDERFLOOR HEATING
- LOVELY PATIO AND GARDEN TO REAR AND SIDE
- CLOSE TO HISTORIC HIGH STREET, RESTAURANTS, SHOPS AND CAFES

Entrance Area

Stylish front door with window to side into entrance area open-plan to lounge and stairs up to first floor with modern glass balustrades and storage cupboard underneath.

Lounge

18'4" x 18'2" (5.6m x 5.55m)

Good size lounge to front of property with grey wood-effect laminate flooring and white walls, window to front, underfloor heating. Door into WC, and open doorway into kitchen/diner from here.

Kitchen/Diner

18'2" x 10'7" (5.55m x 3.25m)

Spacious kitchen/diner to rear of property with good range of white gloss cupboards to wall and floor with integral fridge-freezer, electric hob and oven, washing machine and dishwasher, striking blue/green splashback tiles with contrasting grey worktops, white walls and grey laminate floor continued, downlighters and window to rear overlooking garden. The dining area is open-plan from here, has plenty of space for a large table and chairs, and double doors out to the patio and garden.

WC

5'6" x 2'11" (1.7m x 0.9m)

With white suite consisting of WC and hand basin/vanity, splashback tiles, grey laminate flooring and white walls.

Landing

5'6" x 2'11" (1.7m x 0.9m)

Spacious landing with neutral grey carpet and white walls, window to side of

property, access to two double bedrooms and bathroom.

Bedroom One

14'11" x 10'0" (4.55m x 3.05m)

Good size double bedroom with built-in cupboard, grey carpet and white walls, two windows to front of property offering lots of natural light.

Bedroom Two

11'7" x 9'8" (3.55m x 2.95m)

Another good size double bedroom with window to rear and a pleasant outlook over gardens, loft access, neutral grey carpet and white walls.

Bathroom

6'4" x 6'2" (1.95m x 1.9m)

Spacious family bathroom with white suite consisting of bath with shower over, basin/vanity, WC, downlighters, window to rear, vertical chrome radiator, grey splashback tiles, white walls, and contrasting grey tile-effect vinyl flooring.

Garden

Accessed from the kitchen/diner patio doors, and with gated access from the front of the house, lovely paved patio area with plenty of space for BBQ and outside dining furniture, leading to a private lawn garden which runs round to the side of the property also. All fully fenced and within a peaceful setting, a perfect sized space for all the family.

Off Road Parking

With useful block-paved off road parking for two cars, electric vehicle charging point, gated access to rear.

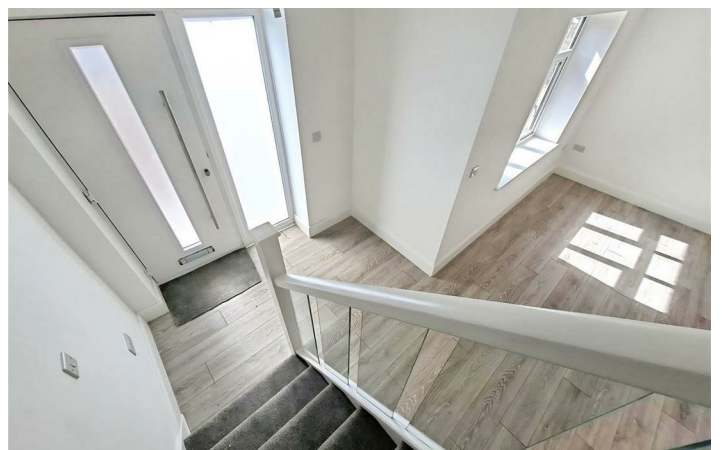
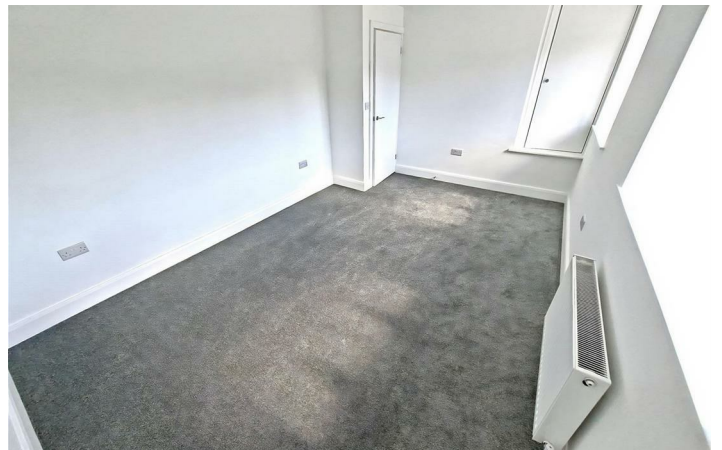
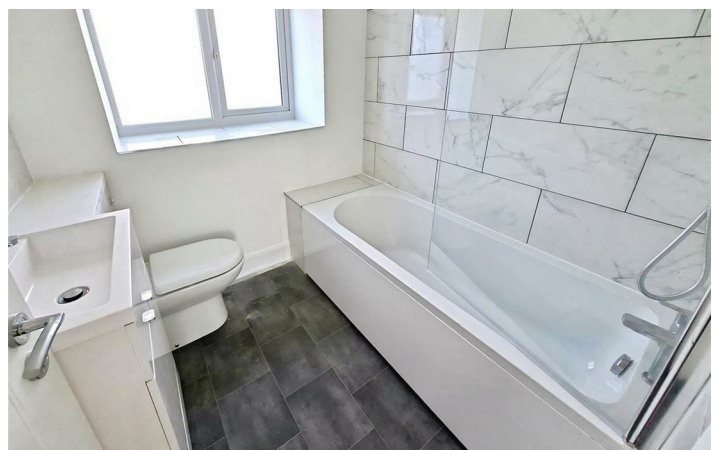
Agents Note

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Agents Note

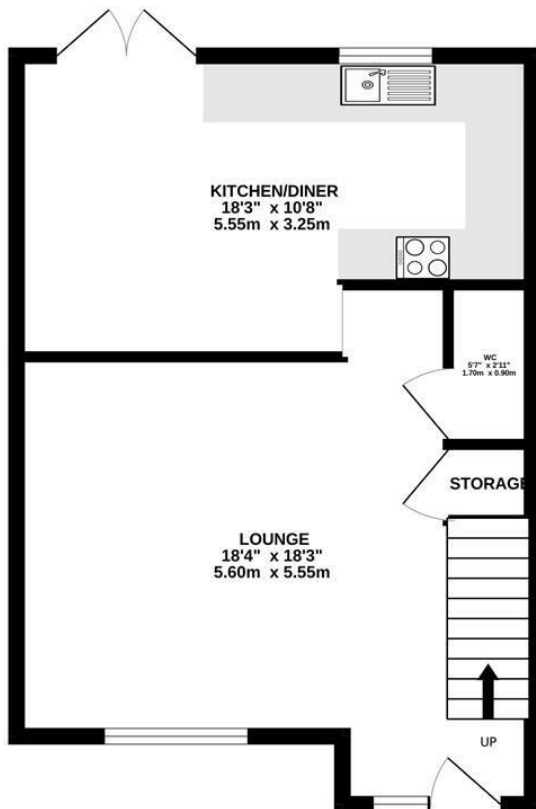
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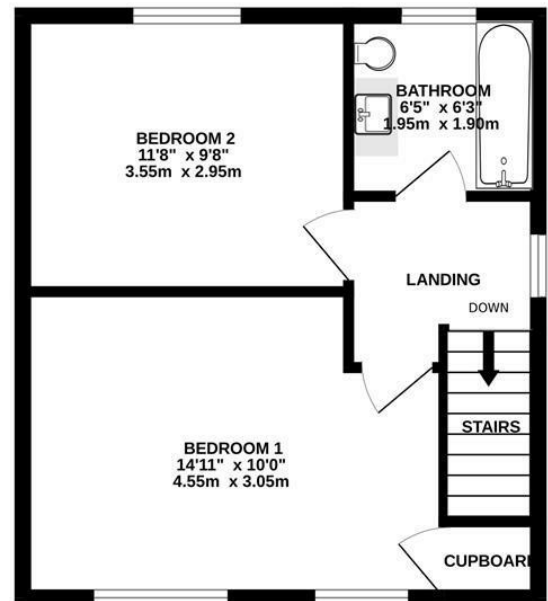




GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

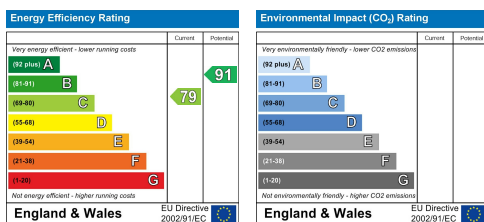


1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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