



**£690,000**

6, Marabel Gardens Strood, Rochester, Kent, ME2 3FG

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NO ONWARD CHAIN! CALL NOW FOR FURTHER INFORMATION. 6 Marabel Gardens is an exquisite 4 bedroom family home located within easy access of high street amenities, mainline train stations and M2/A2 motorway links.

## 6, Marabel Gardens

6, Marabel Gardens is a stunning 4 bedroom, 3 bathroom, detached executive home with oversized double garage.

Built in 2022 by the established developer Roadhouse, this home is designed with family living at the top of the agenda. Ideal for year round entertaining, the property boasts a stunning open plan kitchen/dining room and separate living room, with bi-folding doors leading to a good size garden. Ever practical, the property also benefits from a utility room and, for those working from home, a duel aspect spacious study. Upstairs are 4 good sized bedrooms, including 2 en-suites, and a family bathroom. This property is an exceptional family built to an exacting specification throughout.

### Travel and Commuting

Strood mainline train station offers direct routes to London including high speed services to London St Pancras in less than 35 minutes, and is located within walking distance (0.7miles). Should you wish to travel further afield by car, the M2/A2 motorway links are also easily accessible from the property.

### Schooling

Strood and the surrounding areas benefits from a plethora of schools for all ages, ranging from independent schools to primary and secondary schools. Gordons primary school (0.5 miles) is a 10 minute walk from the property, while Strood Academy (1.3 miles) is a 5 minute drive. Meanwhile independent schools in the surrounding area include Rochester Independent College, Kings Rochester and Gad's Hill School.

### Leisure & Shopping

Strood itself offers a wide range of amenities including shops, pubs and restaurants. However, if you're looking for a more varied nightlife, Rochester town centre is also within easy reach with a popular collection of restaurants and bars to wet your appetite. Additionally, Bluewater Shopping Centre is also within easy reach (17 miles) with a wide range of shops and entertaining facilities.

Broomhill Park is only a few minutes walk from the property, which is a stunning green oasis. The park is one of the highest points in north-west Kent, which offers recreational opportunities with panoramic views of much of the Medway Towns. Furthermore, the Strood Sports Centre, a multi sport facility which offers classes and activities, is within a 5 minute drive.

### Ground Floor

#### Entrance Hall

Welcome guests via the spacious, light and airy entrance hall with underfloor heating.

#### Study

9'10 x 10'1 (3.00m x 3.07m)

Light separate study with underfloor heating and double aspect windows. The room benefits from integrated solid worktops and Magnet cupboards. Laminate flooring.

#### WC

Under stairs WC with underfloor heating and white sanitary ware. Laminate flooring.

#### Living Room

19'2 x 12'0 (5.84m x 3.66m)

Separate Living room with underfloor heating, a built in electric fireplace and Bi folding doors leading to the garden. Windows on every external wall draw in an abundance of natural light.

#### Kitchen/Dining/ Family Room

16'10 x 16'2 (5.13m x 4.93m)

Spacious kitchen/dining/family area with underfloor heating, French doors leading to the garden. The statement kitchen consists of Magnet Dunham blue units, with Corian worktops, Zip hydro tap and integrated appliances. AEG appliances include a 5 ring induction hob, oven, combination microwave oven and dishwasher. Additionally, the kitchen has an integrated Samsung double American fridge/freezer.

#### Utility Room

A practical room with Magnet Dunham blue units, Corian worktops, sink and integrated appliances (washing machine and tumble dryer). The room has under cupboard lights., underfloor heating and a side aspect window.

### First Floor

#### Landing

Landing leading to 4 bedrooms and the family bathroom.

#### Bedroom 1

19'2 x 12'2 (5.84m x 3.71m)

Front and rear aspect double bedroom with access to en-suite shower room and TV point.

#### En-suite 1

The fully tiled en-suite benefiting from a heated towel rail, electric underfloor heating and his & hers sink vanity unit. Noteworthy fittings include Crosswater Union shower and taps and Harvey George sanitary ware.

#### Bedroom 2

16'2 x 8'10 (4.93m x 2.69m)

Spacious rear aspect bedroom with TV point and access to en-suite shower room.

#### En-suite

Burlington bathroom suite with original style tiling, heated towel rail and electric underfloor heating.

#### Bedroom 3

12'7 x 9'11 (3.84m x 3.02m)

Side aspect double bedroom with TV point.

#### Bedroom 4

12'7 x 9'11 (3.84m x 3.02m)

Front aspect double bedroom with TV point.

#### Bathroom

Fully tiled Burlington bathroom with bath and separate shower cubicle. This front aspect room benefits from a heated towel rail, electric underfloor heating and ideal standard sanitary ware.

#### Specification at a glance

- Under floor gas heating throughout ground floor
- Electric underfloor heating to all bathrooms
- Garage & parking with electric car charging point
- Patio and turf to rear garden
- Landscaped front garden
- Aluminium bi-folding doors to lounge & kitchen
- Oak veneer internal doors
- White ceramic sink to kitchen
- Predominantly AEG integrated appliances

#### Photography

External and internal imagery is of the property advertised.

#### Disclaimer

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