Phoenix
Property Services

www.phoenixpropertyservices.co.uk
Tel: 01634 575 575

SALES & LETTINGS



FOR SALE

Ivy Street, Rainham

Stunning New Build 4/5 Bedroom Detached Home
Spacious Accommodation Over 3 Floors, With Parking
Large Sitting Room, Modern Kitchen/Diner, Ground Floor WC,
Four Double Bedrooms, Master Ensuite, Study/ Additional Bedroom
Detached Garden Office, Garden, EPC Rating B, Council Tax Band E

£450,000 OIEO





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AN EXCEPTIONAL NEWLY BUILT 4/5 BEDROOM DETACHED FAMILY HOME, FINISHED TO A HIGH SPECIFICATION, WITH UNDERFLOOR HEATING, A DETACHED GARDEN OFFICE AND THE ADDED PEACE OF MIND OF A 10-YEAR BUILDZONE WARRANTY.

Phoenix Property Services are delighted to offer for sale this impressive four/five bedroom detached family home, ideally positioned in the ever-popular town of Rainham.

Beautifully designed and finished to a high standard throughout, this outstanding new home offers spacious and versatile accommodation arranged over three floors, combining contemporary style with practical modern living. With four generous double bedrooms, an additional fifth bedroom or study, and a purpose-built garden office, the property is perfectly suited to growing families and those working from home.

Ground Floor

The welcoming entrance hallway leads into a beautifully presented sitting room, with double doors opening into the impressive open-plan kitchen/dining room, creating a wonderful flowing living space ideal for both family life and entertaining.

The stylish contemporary kitchen features integrated appliances and ample space for dining, with French doors opening directly onto the rear garden.

Complementary tiled flooring flows seamlessly through the sitting room and kitchen/dining area, enhanced by the luxury of underfloor heating throughout the ground floor, providing comfort and a clean, modern finish.

A convenient ground floor cloakroom completes the accommodation on this level.



First Floor

The first floor comprises two generously sized double bedrooms, together with a versatile fifth bedroom, which would make an ideal nursery, study or additional bedroom.

A contemporary family bathroom serves this floor, finished in keeping with the property's modern specification.



Second Floor

The second floor offers two further spacious double bedrooms, including the impressive principal bedroom, which benefits from its own stylish en-suite shower room.

Garden & Detached Home Office

A particular highlight of this property is the additional detached garden office, measuring approximately 2.45m x 2.13m (8'0" x 7'0").

This fantastic space is insulated and plastered, and benefits from Cat 5 internet cabling and a water supply, making it an ideal dedicated home office, studio or hobby room.



The rear garden provides an attractive outdoor space for relaxing and entertaining.

To the front, the property benefits from off-street parking for two vehicles.



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Additional Features & Security



This impressive new home offers a number of desirable modern features, including underfloor heating to the ground floor, CCTV monitoring to the front of the property and a fitted security alarm system.

Purchasers will also benefit from the reassurance of a **10-year BuildZone new home warranty**, offering additional peace of mind.

Location



Ivy Street is ideally situated in the popular town of Rainham, within easy reach of a wide selection of local shops, amenities and well-regarded schools.

Nearby schools include Leigh Academy Rainham, Miers Court Primary School, Thames View Primary School, Rainham School for Girls and Rainham Mark Grammar School.

For commuters, Rainham railway station is approximately a five-minute walk away, providing convenient connections towards London and surrounding areas. The A2, M2 and M20 road networks are also easily accessible.



An outstanding opportunity to purchase a beautifully finished, energy-efficient detached family home offering exceptional versatility, modern comforts and a superb location. With the added benefit of a fully insulated garden office, security features and a 10-year new home warranty, this property really does have so much to offer.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

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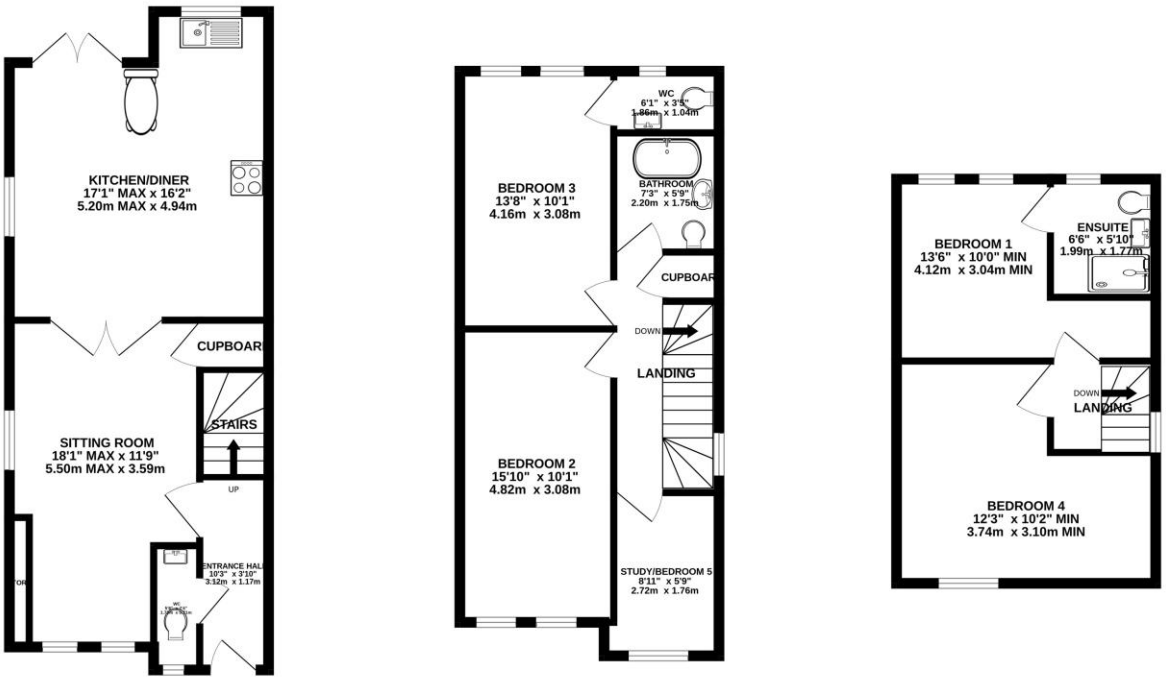
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Floor Plan

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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All services connected but none tested - Measurement by sonic tape and may have some variation
Viewing strictly by appointment with Phoenix Property Services 54 Watling Street, Gillingham ME7 2YN Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time including weekends
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