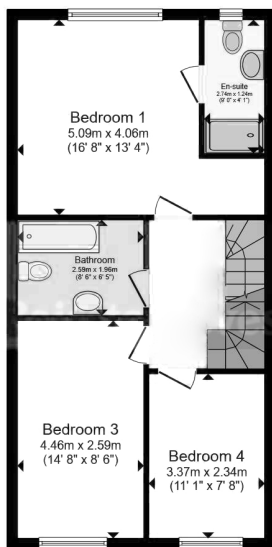
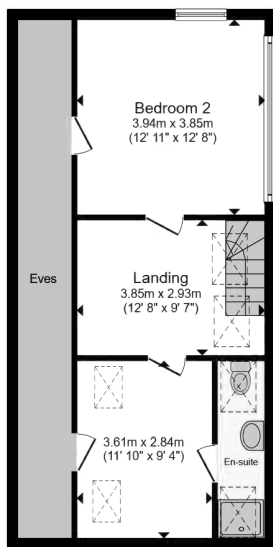


Ground Floor



First Floor



Second Floor



South Street, Rainham

Guide Price £575,000

- NEW BUILD FOUR/FIVE BEDROOM SEMI DETACHED HOUSE
- VERY HIGH SPECIFICATION
- MODERN CONTEMPORARY GREY, BLACK & WHITE INTERIOR DESIGN
- OVER 1,730 SQUARE FEET OVER THREE FLOORS
- 23' x 16' DOUBLE RECEPTION ROOM
- FEATURE TRAY CEILINGS WITH LED MOOD LIGHTING
- GROUND FLOOR WC & TWO ENSUITE SHOWER ROOMS
- COUNCIL TAX BAND E & EPC RATING A



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	95	95	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Feature light and inset spotlights to ceiling, gunmetal grey radiator, laminate flooring, understairs storage space and cupboard, stairs to first floor, access to accommodation.

Kitchen

3.64m x 3.01m (11' 11" x 9' 11") Spotlight bar and inset spotlights to ceiling, double glazed windows to front, a range of integrated handled matching wall and base units, laminate worksurfaces, black inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, breakfast bar area, tiled splashbacks, laminate flooring.

Double Reception Room

7.16m x 5.05m (23' 6" x 16' 7") Feature tray ceiling with LED lighting and inset spotlights surround, three modern vertical gunmetal grey radiators, integrated handled storage unit housing boiler, dark grey uPVC double glazed bi-folding doors to rear opening to rear garden.

Ground Floor WC

Daylight spotlight to ceiling, low level flush WC, hand wash basin set on drawer units, hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Radiator, inset spotlights to ceiling, fitted carpet, stairs to second floor.



Bedroom One

5.09m x 4.06m (16' 8" x 13' 4") Inset spotlights to ceiling, double glazed windows to rear, gunmetal grey radiator, fitted carpet.

Ensuite Shower Room

2.74m x 1.24m (9' 0" x 4' 1") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on drawer unit, rainfall shower cubicle, tiled walls, touch sensitive mirror, tiled flooring.

Bedroom Three

4.46m x 2.59m (14' 8" x 8' 6") Inset spotlights to ceiling, double glazed windows to rear, gunmetal grey radiator, fitted carpet.

Bedroom Four

3.37m x 2.34m (11' 1" x 7' 8") Double glazed windows to rear, spotlights to ceiling, gunmetal grey radiator, boarded eaves storage, fitted carpet.

Bathroom

2.59m x 1.96m (8' 6" x 6' 5") Daylight spotlight to ceiling, panelled bath with shower attachment, low-level flush WC, hand wash basin set on drawer units, touch sensitive mirror, tiled walls, tiled flooring.

SECOND FLOOR

Landing

3.85m x 2.93m (12' 8" x 9' 7") Two skylight windows to ceiling, inset spotlights to ceiling, fitted carpet.

Bedroom Two

3.94m x 3.85m (12' 11" x 12' 8") Inset spotlights to ceiling, double glazed windows to front, gunmetal grey radiator, fitted carpet.

Bedroom Five

3.61m x 2.84m (11' 10" x 9' 4") Skylight windows and inset spotlights to ceiling, gunmetal grey radiator, boarded eaves storage, fitted carpet.

Ensuite Shower Room

Two skylight windows to ceiling, daylight spotlight to ceiling, low-level flush WC, hand wash basin set on base units, rainfall shower cubicle, hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65' Immediate patio, remainder laid to lawn, timber shed to rear.

Front Exterior

Paved driveway giving off street parking, decorative pebble borders.

