



NIVEN CLOSE



Offers Over £550,000 Freehold

THE PROPERTY

We are pleased to present to the market this delightful detached family home. This property has been well maintained throughout and is ready to move into.

This charming home offers four spacious bedrooms, the premium is offered with ensuite shower, plus a modern fitted bathroom.

The property also boasts three reception rooms consisting of a good size lounge to chill and unwind with the family with French doors leading through to the dining room, plus a conservatory which is a great space to chill and is ideal for entertaining with family and friends overlooking the private garden. The kitchen offers modern fitted units with complimenting work surfaces and a host of integrated appliances. There is a further reception room which is currently being utilised as an office/breakfast room. Additional ground floor convenience includes downstairs WC.

Moving outside you are greeted to the well maintained garden which is mainly laid to lawn with large patio area which is a safe place for children to play safely. Also has side access leading to the driveway for 3 cars and garage.

Situated in a cul-de-sac position and being close to local amenities with good schools, this home offers easy access to the M2/A2 with Strood train station which is a short drive away.



NIVEN CLOSE, WAINSCOTT, ROCHESTER, KENT, ME3 8BS



Hallway

WC

Living Room

17' 1" x 11' 10" (5.21m x 3.61m)

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)

Conservatory

12' 2" x 11' 10" (3.71m x 3.61m)

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)

Office

11' 6" x 7' 10" (3.51m x 2.39m)

Bedroom 1

13' 1" x 9' 10" (3.99m x 3.00m)

Ensuite

8' 7" x 4' 3" (2.62m x 1.30m)

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom 3

8' 10" x 8' 10" (2.69m x 2.69m)

Bedroom 4

8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom

6' 7" x 5' 11" (2.01m x 1.80m)

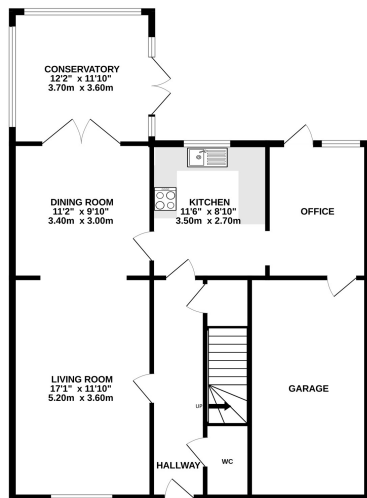
Garage



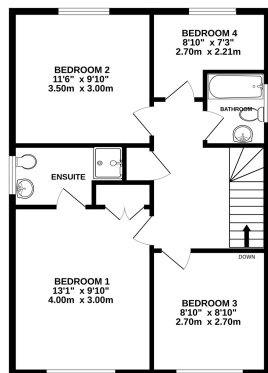
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GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1749 sq.ft. (162.5 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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EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	89
(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	

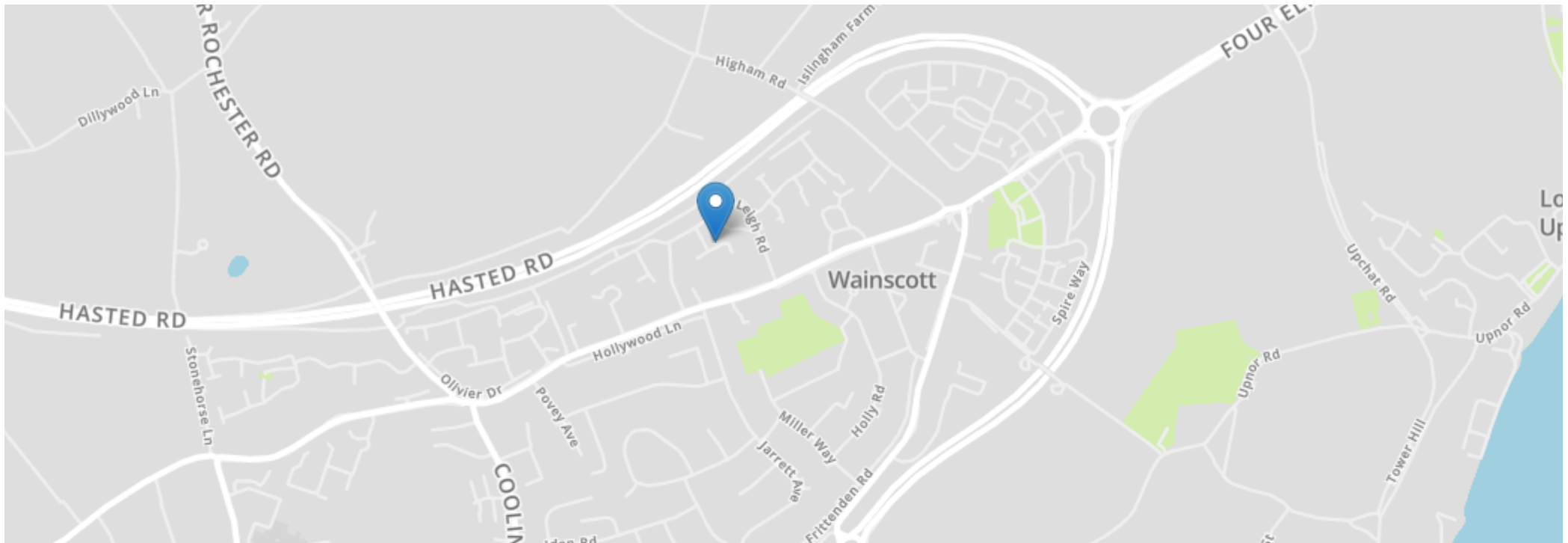
AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway

Band F



SITUATION

Wainscott lies on the edge of the town of Strood near the river Medway, the Hoo Peninsula, Historic Rochester and Higham with good transport links from Strood mainline station. With straight forward connections to the A2 / M2, M25 and a short drive to Ebbsfleet International. Strood town centre offers a good mix of retail services and Wainscott also benefits from a proximity to a good deal of open green space.

DIRECTIONS

From Bluebell Hill Lord Lees Roundabout, take the 4th exit and stay on A229. At Taddington Roundabout, take the 1st exit onto the M2 slip road to M25/London and merge onto M2. At junction 1, take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289. Take the B2000 exit towards Wainscott/Cliffe. Turn right onto Lower Rochester Rd/B2000. At the roundabout, take the 1st exit onto Hollywood Ln/B2108. Turn left onto Leigh Rd and turn left onto Niven Close.

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Greyfox Prestige Walderslade

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