



5 Motney Hill
Rd, Rainham,
Kent,
ME8 7TZ

Guide Price
£625,000 -
£675,000



WOODS
ESTATE AGENTS




A brand new four-bedroom family home now available. Make this outstanding house your next family home, finished to a high specification with large, light-filled rooms to suit a busy family lifestyle.

Every detail has been sympathetically designed to provide modern living accommodation to a great standard. With sustainability in mind, an air source heat pump supplies underfloor heating throughout the ground floor with individual Heatmiser controllers for each room, all controlled via an app for simplistic heating management.

Arranged across two floors, the property benefits from a large private driveway for multiple vehicles.



“
*Renovating
this house
has been
such a
satisfying
experience,
bringing it
to life as a
family
home.*
”



Enter through into a large, impressive hallway, with floor to ceiling windows and an abundance of natural light. Move through into an open plan kitchen/dining room, perfect for family get togethers with the space to fit a dining room table and small seating area, really making this room the hub of the house. With a separate lounge, study and downstairs WC this house provides enough space, perfect for a growing family. Upstairs, all four bedrooms are generous doubles with the primary bedroom benefitting from a private ensuite.

The beautifully landscaped rear garden offers a full width patio that can be accessed via bi-folding doors from both the kitchen/dining room and lounge. Summer soirees, parties and family get togethers will be easy to host with such a sociable layout.



“ We decided to invest in an air source heat pump which can save a family up to £1,500 a year!

”

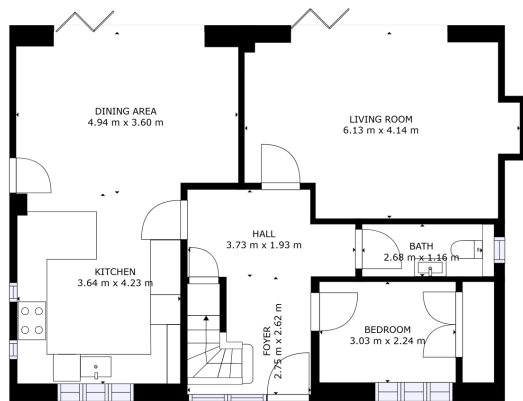
Need to know...

- Brand *NEW* home available now
- 1,722 sqf of flexible living space
- 4 double bedrooms
- Quiet cul-de-sac location
- Landscaped west facing garden
- Underfloor heating system controlled by individual Heatmiser room thermostats which can be paired with an app for simplistic heating management
- Mitsubishi Air Source Heat Pump providing the very best in sustainable technology
- German made kitchen with integrated appliances
- EPC Rating C
- Council Tax Band TBC





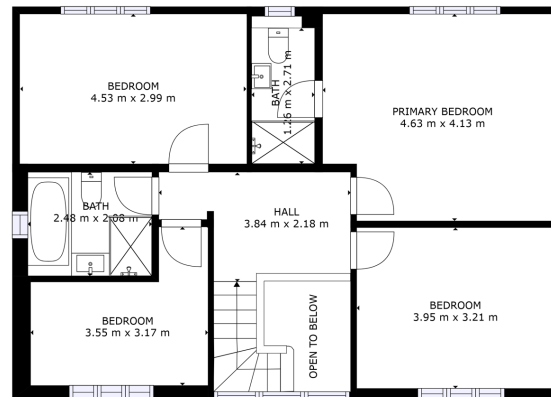
“
This property has some great amenities nearby including the nature reserve and the high street.
”



GROSS INTERNAL AREA
FLOOR 1: 84 M², FLOOR 2: 76 M²
TOTAL: 160 M²
MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

FLOOR 2



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TOTAL: 160 M²
MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



Interested?

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