

4 Bed Detached In Caldecote Close , Rainham, Gillingham, ME8 8TP £490,000





SHORT DESCRIPTION

Property Ref: 13059 We are delighted to offer this beautiful detached four bedroom house situated in the sought after area in Ten Acre Way, Rainham Kent. Nestled in a peaceful cul-de-sac, this home boasts a range of desirable features including an Integral garage, a driveway and a conservatory. As you step inside, you'll be welcomed by a vibrant atmosphere, with an expansive spacious layout designed to cater to modern living. The property presents a generously sized lounge area, a dining room, a sunlit conservatory offering garden access, a well-appointed kitchen with a breakfast bar, and a convenient ground floor W/C. Upstairs, the first floor hosts the main bathroom, four generously sized bedrooms - three equipped with ample built-in wardrobes - including the luxurious ensuite master bedroom. Additionally, this floor has the loft access, which is ideal for extra storage space. Located in an ideal spot, this home is only a short walk to the local Rainham Town Centre, the Train Station is only 0.5 miles away and all the local Schools are under 1.5 miles away. Riverside Country Park, renowned for its scenic walks, picnic spots, and recreational areas for kids, is also within close proximity. First Floor: Hallway - 2.06m x 5.64m Garage - 2.56 m x 4.92m Convenient for parking or additional storage. Living Room - 3.66m x 5.21m Plenty of room for entertaining or unwinding Kitchen - 4.72m x 3.00m Fully fitted kitchen boasts contemporary fixtures and fittings, making meal preparation a breeze. Dining Room - 2.70m x 3.00m Bright and Spacious area for the family to enjoy mealtime. Conservatory - 2.88m x 2.83m A bright and airy conservatory offers the perfect spot to relax and enjoy the garden views. W/C - 2.61m x 1.00m Second Floor: Landing - 1.88m x 3.28m Master Bedroom - 3.84m x 4.00m En-Suite - 3.13m x 1.00m Bedroom 2 - 4.13m x 3.42m Bedroom 3 - 3.84m x 2.81m Bedroom 4 - 2.57m x 3.29m Main Bathroom - 2.02m x 1.84m...

4

Bed Room(s)

3

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

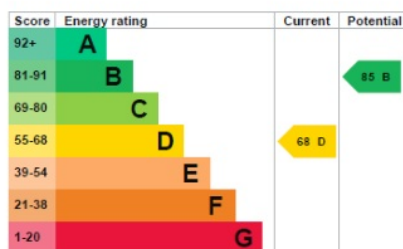
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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