



Total area: approx. 141.0 sq. metres (1517.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Freame Way
Gillingham

Asking Price
£460,000

A great opportunity to purchase a delightful detached bungalow offering bright and spacious accommodation with three double bedrooms, good sized south facing private rear garden and situated in one of the town's most desirable roads of the popular Wyke area of the town. The property is located where town and country merge and just a few steps to some fabulous countryside walks and close to local amenities including a convenience store with post office and a pet shop. The high street and the mainline train station are a little further on. The bungalow has been a very much loved and enjoyed home to our seller for the last twelve years. During this time it has been extremely well maintained and has recently had the bathroom updated to a more user friendly shower room. The property benefits from a stone fireplace with open fire that could be changed to a multi-fuel burner and has gas fired central heating from a boiler that is about ten years old. This lovely home offers comfortable accommodation with flexible room usage and an easy to use layout that will certainly appeal to many potential buyers. A viewing is vital to truly appreciate the inside space as well as the fabulous garden. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

In brief, the inside accommodation consists of roomy and bright reception hall with storage cupboards, L shaped sitting/dining room with open fireplace and sliding doors to the rear garden. There is a good sized kitchen with some built in appliances, utility and cloakroom. In addition, there is the family shower room and three double sized bedrooms, all with built in wardrobes. Outside there is parking for at least two cars on the drive, double garage with light and power, front garden and a private south facing rear garden.

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ACCOMMODATION

Inside

Reception Hall

There is a small porch to the front with sliding door, wall light and ceramic wood effect tiled floor. Timber panelled door with full height window to the side opens into bright and roomy reception hall. Ceiling lights. Smoke detector. Access to the loft space with drop down ladder, fitted with light and part boarded. Coved. Electrical consumer unit. Central heating thermostat. Radiator. Power and telephone points. Airing cupboard housing the hot water cylinder and fitted with slatted shelf, Linen cupboard fitted with shelves. Further cupboard fitted with shelves. Access to the shower room, bathroom, kitchen/breakfast room and to the:-

Sitting/Dining Room

Spacious L shaped room with window with leaded light bar and stone mullions to the front and sliding doors to the rear opening to the decked seating area, which benefits from a canopy. Ceiling lights and recessed ceiling light. Coved. Two radiators. Power and television points. Stone fireplace with open fire.

Kitchen/Breakfast Room

Window with stone mullion and tiled sill overlooking the rear garden. Ceiling and recessed ceiling lights. Radiator. Power points. Fitted with a range of farm house style kitchen units consisting of floor cupboards, separate drawer unit, bottle store and larder cupboard plus eye level cupboards and cabinets. Good amount of wood effect work surfaces, breakfast bar, tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a slim line dishwasher. Integrated fridge/freezer. Ceramic hob with extractor hood above. Built in double oven with storage cupboards above and below. Ceramic tile effect vinyl flooring. Pane glass door to the:-

Utility

Part glazed door to the rear garden. Ceiling light. Coved. Coat hooks. Wall mounted gas fired central heating boiler and programmer. Fitted with floor and eye level cupboards, wood effect work surface with tiled splash back and circular stainless steel sink. Space and plumbing for a washing machine. Ceramic tile effect vinyl flooring. Door to the:-

Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Tiled walls. Fitted with a low level WC and wall mounted wash hand basin with mixer tap. Ceramic tile effect vinyl flooring.

Bedroom One

Window with leaded light bar and stone mullion overlooks the front garden. Ceiling light. Coved. Radiator. Power, telephone and television points. Two built in double wardrobes with bi-folding mirror fronted doors, fitted with hanging rails and shelves.

Bedroom Two

Window with stone mullions overlooking the rear garden. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with bi-folding mirror fronted door, fitted with hanging rail and shelf.

Bedroom Three

Window with leaded light bar and stone mullion overlooks the front garden. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with bi-folding mirror fronted doors, fitted with hanging rail and shelf.

Shower Room

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Tiled walls. Radiator. Fitted with a suite consisting of vanity style wash hand basin with mono tap, mirror and shaver light/point above plus bathroom cabinet to the side, low level WC with dual flush facility and large walk in shower cubicle with laminate panelled walls, seat and electric shower. Vinyl flooring.

Outside

Double Garage and Parking

The property is approached from the cul de sac onto a drive with space to park two cars and leads up to the double garage. This has two up and over doors, fitted with light and power and shelves. There is rafter storage, window to the rear and door to the rear garden.

Gardens

The front garden is laid to lawn with a path leading to the front door and interspersed with shrubs and trees. A metal gate to the side of the bungalow opens to an area that is being used for growing vegetables and opens out to the rear garden. This has been beautifully landscaped with lawn, which is edged by borders planted with a variety of flower, shrubs and trees, including apple, cherry and pear trees. There is also a greenhouse and outside tap. In addition, there is a decked seating area, with a remote controlled canopy. The garden enjoys a high degree of privacy, sunny aspect and is fully enclosed.

Useful Information

Energy Efficiency Rating D
Council Tax Band F
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Town

Head out of the town towards Wincanton onto Wyke Road. Take a left turn onto Broad Robin. Take the fourth turning right into Freame Way. Take the second turning left where the property will be found on the left hand side. Postcode SP8 4RA



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