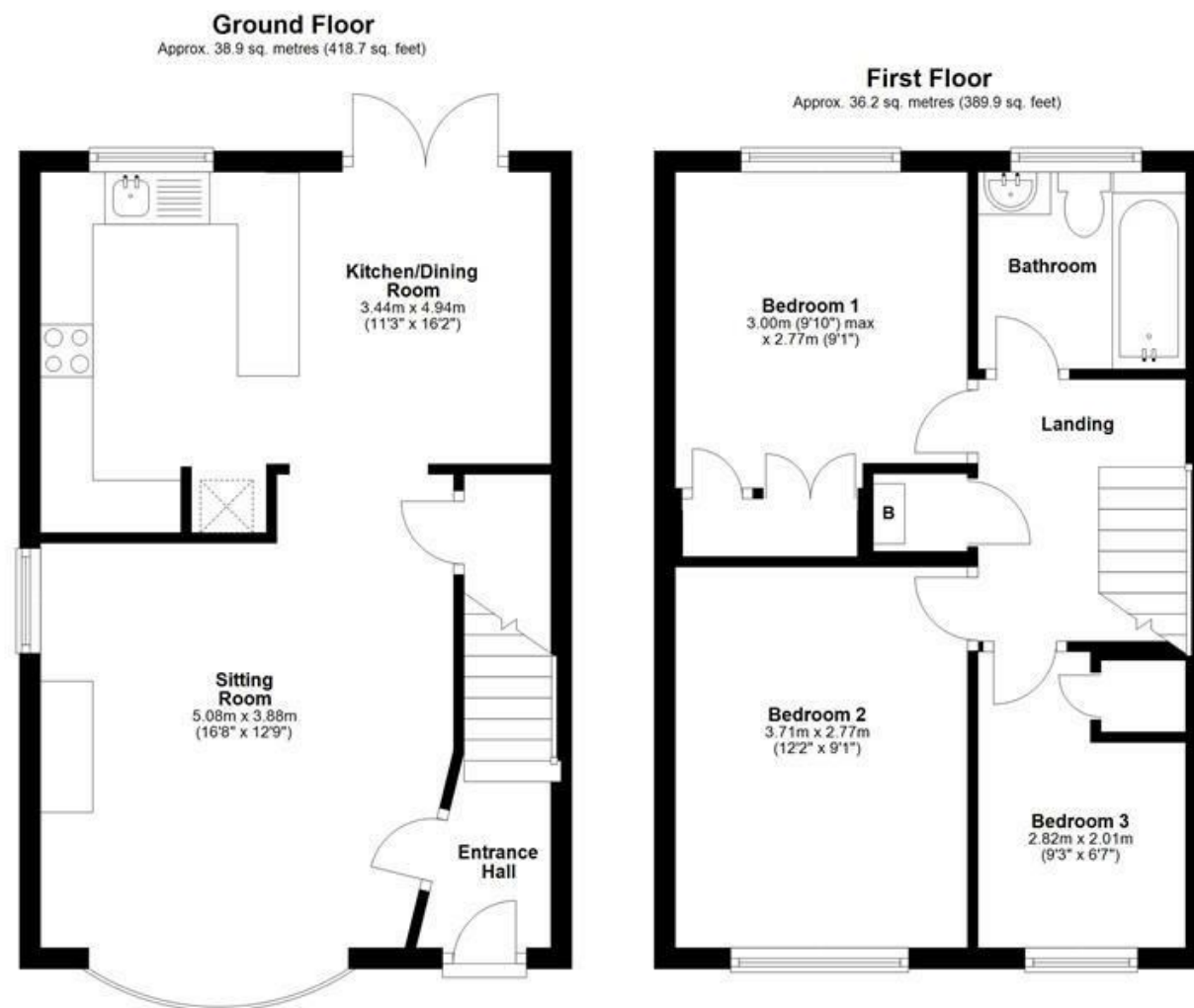




The Laurels
Gillingham

Guide Price
£325,000

A beautifully presented, updated and improved family home with three good sized bedrooms, sitting in a large corner plot and located in the favoured Wyke area of the town. The property is tucked away at the end of a cul de sac, enjoying peace and quiet with minimal passing traffic and boasts the best of the best of both worlds - with the tranquillity of the countryside and the convenience of local amenities, which are within a short walk away. The main line train station and town centre are a little further on and satisfy excellent day to day needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Over the last six years the property has benefitted from a complete overhaul, which included a new central heating system, new bathroom suite and the kitchen and dining room has been re-configured to provide an ideal space for entertaining, allowing the chef to cook and still being part of the conversation. Double doors, which allow the outside and inside to merge. The property also benefits from new flooring throughout and a redecoration. Outside - one of the main features of this property is the large private and sunny rear garden. Whether you have a green thumb or simply enjoy soaking up the sun with a good book, this outdoor space offers endless possibilities for relaxation and recreation. This property is perfect for a growing family or those who love to have guests over and enjoy space. Don't miss out on the opportunity to make this charming property your new home and book a viewing today.



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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THE LAURELS, GILLINGHAM

The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and door into the bright sitting room, which boasts a bay window to the front and further window overlooking the side garden. There is a feature fireplace with wood surround and tiled hearth. An opening from the sitting room leads to the dining area with double doors leading out to the paved sun terrace and opening to the kitchen. This is fitted with a range of soft closing, modern kitchen units consisting of floor and eye level cupboards, pull out spice rack, pull out bin store and vegetable rack plus separate drawer unit with cutlery and deep pan drawers. There is a generous amount of contrasting laminate work surfaces with matching upstand and stainless steel sink with swan neck mixer tap space for appliances and built in electric oven and induction hob with extractor hood plus integrated fridge/freezer. There is engineered wood flooring throughout the

ground floor.

First Floor

From the landing there is access to the part boarded loft space, which also has lighting and a drop down ladder and all three bedrooms plus the bathroom. The bathroom has recently been re-fitted with a modern stylish suite consisting of a vanity wash hand basin, low level WC and bath with mains shower over and full height tiling to the surrounding walls and has vinyl flooring.

Outside

Parking and Garage

The property is approached from the top of the cul de sac onto a drive with space to park two cars and leads up to the garage. This has an up and over door. A timber gate to the side of the house opens to the rear garden.

Gardens

The front garden has been attractively landscaped and provides an easy to maintain space being laid to paving, slate and stone chippings with a paved path to the front door. The large rear garden is mostly laid to lawn with a good sized paved sun terrace to the rear of the house.

There is also a timber garden shed. The garden is fully enclosed in the most part by mature hedging and enjoys a high level of privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating D
Council Tax Band C
uPVC Double Glazing Throughout
Gas Fired Central Heating - New System (2017)
Mains Drainage
Freehold

Directions

From Gillingham Town

Proceed down the high street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street, which leads into Wyke Road. Turn left at the top of the hill into Broad Robin. Continue past the shops on the right and take the next turning right into Maple Way. Take the second left turn into The Laurels. The property is straight ahead. Postcode SP8 4RS

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.