



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wavering Lane East Gillingham

Guide Price
£550,000

FOUR SPACIOUS BEDROOMSDETACHED HOME***RURAL POSITION***MOTIVATED VENDOR***TWO RECEPTION ROOMS***UTILITY ROOM***
Situated at the end of a private drive, sitting in grounds of about a third of an acre, is this impressive modern detached family home offering around 2000 sq. ft. (192 sq. m) of accommodation, boasting four double bedrooms and choice of three bathrooms making it ideal for an existing or growing family. This lovely home enjoys the best of both worlds being within easy reach of the town centre and having some fabulous country and riverside walks on the doorstep. The town has an excellent range of facilities with many independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

This wonderful home perfectly blends traditional style and contemporary living with large bright rooms that provide ample space for family gatherings or entertaining friends, as, well as relaxing and offers comfortable living space with the option to update to your own style and choice - creating your dream home. Outside, the large garden offers a tranquil retreat, where you can unwind from a hectic day - enjoying the peaceful surroundings and the sound of the river running by. One of the standout features of this property is the parking space it offers - with room for up to 9 vehicles, including boats, caravans or motor homes, parking will never be an issue for you or your family and guests. The property has unrivalled privacy, giving a sense of seclusion, whilst still being in an urban environment.

An early viewing is strongly urged to avoid disappointment on missing out on being the next owner. Don't delay and book your viewing now.!

There is a roomy entrance hall, triple aspect sitting room with fireplace and wood burner, formal dining room and kitchen/breakfast room. In addition, there is a large utility room, wet room and separate cloakroom. On the first floor, the galleried landing provides access to the family shower room and four double bedrooms, all enjoying a degree of rural outlook and the principal with en-suite bathroom. Outside, the gated drive has ample room for multiple vehicles and leads to the garage and gardens lie to the front, side and rear.



The Property

The Accommodation

Inside

Ground Floor

From the storm porch, panelled timber door opens into a roomy reception hall with stairs rising to the first floor. The sitting room boasts a triple aspect with views over the garden and river to the front, rear garden and sliding patio door to the side that opens to a paved seating area. There is also a fireplace with wood burner and double doors, which open to the formal dining room. There is a good sized kitchen/breakfast room that enjoys an outlook over the rear garden. The kitchen is fitted with plenty of floor cupboards with drawers, eye level cupboards and cabinets with open ended display shelves and counter lighting, plus a generous amount of work surfaces with tiled splash back and a ceramic sink and drainer with mixer tap. There are built in appliances consisting of eye level double electric oven, gas hob, fridge/freezer and dishwasher. In addition, there is a utility room with door to the garage. There is also a wet room

and separate cloakroom.

First Floor

The galleried landing enjoys plenty of light and window over looking the front garden, river and open space. There is also access to the loft space, family shower room and all four double bedrooms. All the bedrooms benefit from fitted wardrobes and some degree of rural outlook, whilst the principal bedroom has an en-suite bathroom.

Outside

Drive and Garage

The property is approached from a private lane that leads to a five bar timber gate, which opens onto the property's drive. There is ample space to park multiple vehicles, including caravan, motor home or boat. The garage has an up and over door, benefits from light and power, window overlooking the rear garden and houses the gas fired central heating boiler.

Gardens

The gardens lie to the front, side and rear of the house - predominantly laid to lawn and interspersed with shrubs and

trees and a paved seating area to the side of the house where there is also a log store. In addition, there is a large greenhouse. The garden boasts a high degree of privacy being enclosed on three sides by mature, tall hedgerow with the river to one side. The total plot is about a third of an acre.

Useful Information

Energy Efficiency Rating C
Council Tax Band F
uPVC Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Town

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. Take the next turning left into Wavering Lane East and continue almost to the end. Turn left onto the private lane (just after the turning to Hyde Road) and continue to the end. The property will be in front of you. Postcode SP8 4NX

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