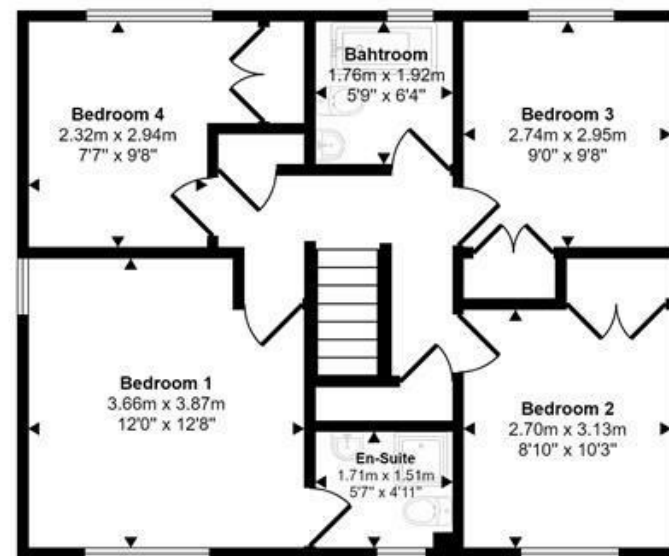


Ground Floor  
Approx 84 sq m / 904 sq ft



First Floor  
Approx 58 sq m / 625 sq ft

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	81
EU Directive		2002/91/EC	



Briar Close  
Gillingham

Asking Price  
£465,000

A well proportioned detached house with four generously sized bedrooms, three reception rooms and presented to the market with the bonus of no onward chain. The property lies in the desirable and sought after Wyke area of Gillingham, within easy reach of some wonderful country and riverside walks as well as having easy access to the town centre and all amenities, as well as the mainline train station, which serves London, Waterloo and St. David's, Exeter.

The property was built in the 1990s and offers a perfect blend of traditional charm and contemporary living. It has been the beloved home of our sellers for about thirty years. During this time it has been well maintained and improved. In the earlier years the bathroom and en-suite, as well as the kitchen units were updated and the windows have been replaced with uPVC double glazing. The property benefits from a family bathroom and en-suite shower room, ensuring convenience and comfort for all residents and boasts driveway parking for two vehicles and a double garage. One of the highlights of this home is the beautifully mature rear garden, offering a sunny and private retreat perfect for relaxing or entertaining and where children and pets may play safely. This lovely home offers well proportioned comfortable accommodation with scope to enhance to one's own style and taste.

This is a fabulous opportunity to purchase a property in Briar Close and it is vital that a viewing takes place to truly appreciate both the inside and outside of this home, as well as the location.



## The Property Accommodation

### Inside

#### Ground Floor

The property is approached from the front via a good sized storm porch with storage cupboard. The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to all main ground floor rooms. The sitting room has a double aspect with sliding patio doors leading out to the paved rear seating. There is a bright dining room with bay window enjoying an outlook over the front garden plus a study with front outlook. The kitchen/breakfast room enjoys a view over the rear garden and is fitted with a range of modern units consisting of floor and eye level cupboards with counter lighting under, separate drawer unit, tall larder cupboard and open shelves with spice drawers. There is a generous amount of wood effect work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. There is an eye level built in double electric oven with drawers under and cupboard above plus a ceramic hob with extractor hood over. There is also a downstairs WC and wash hand basin plus the utility room housing the boiler with space and plumbing for a washing machine and door to the rear garden.

#### First Floor

Stairs rise to a part galleried landing with access to the loft space, storage cupboard and airing cupboard, which houses the hot water cylinder. There is the family bathroom, which is fitted with a modern suite consisting of pedestal wash hand basin with mirror fronted bathroom cabinet above and shaver socket to the side, low level WC and bath with mixer tap and mains shower over. All four bedrooms are generously sized with three doubles and a good sized single bedroom. Bedrooms two, three and four have built in wardrobes and the main bedroom has the benefit of an en-suite shower room.

### Outside

#### Double Garage and Parking

The property sits at the end of the cul de sac and is approached over a block paved area to the parking, which is in front of the garage. There is enough space to park two cars comfortably and leads to the double garage. This has two up and over doors, fitted with light and power plus shelves and has rafter storage plus window and personal door to the rear garden.

### Gardens

The front garden is laid to lawn and interspersed with shrubs. A gate to the side of the house opens to a path leading to the rear garden. This is a very good size with a high degree of privacy and boasts a sunny aspect. There is a large paved seating area to the back of the house with the remaining garden being

laid to lawn and edged by well stocked beds planted with a mature range of flowers, shrubs and trees. There is also a wildlife pond and greenhouse. Truly a gardener's delight or just to relax in.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band E  
uPVC Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

### Directions

#### From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and carry on up the hill. Turn right into Coldharbour, then left into Briar Close. Follow the road bearing to the left, then to the right, where the property will be found at the end on the right hand side. Postcode SP8 4SS

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.