

Approx Gross Internal Area
101 sq m / 1087 sq ft



Floorplan

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.



Barnaby Mead Gillingham

Guide Price
£400,000

A bright and spacious detached three-bedroom bungalow, boasting the benefit of no onward chain, is situated in one of the town's most desirable and sought after roads, just a short walk to the high street and in striking distance of the mainline train station serving London and the West Country. We believe that the property was built in the 1970s and in keeping with the era boasts well-proportioned rooms flooded with plenty of natural light from the large windows. The property has been a much-loved home to our sellers for over twenty years and during this time the property has been well maintained and beautifully presented. The property benefits from a gated driveway and a good-sized garage. The sitting room seamlessly flows into the dining room, creating a lovely open plan feel that is perfect for entertaining guests. The well-equipped kitchen is a chef's dream, offering ample space to whip up delicious meals. Additionally, the property includes a good-sized utility room with a convenient door leading to the garden, providing easy access for outdoor activities. Stepping outside, you will find a sunny aspect garden with mature plants, creating a peaceful and private outdoor space to enjoy.

An early viewing is strongly recommended to avoid missing out on the chance to purchase this delightful home.

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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		52	80
EU Directive		2002/91/EC	



The Property

Accommodation

Inside

The front door opens to a good sized, welcoming entrance hall with doors leading to the two double bedrooms, bathroom, reception rooms and kitchen. The third bedroom is currently set up as a reception room with patio doors leading out to the rear garden. The dining room seamlessly flows into the sitting room, creating an open plan feeling, which is perfect for entertaining. The sitting room has two large windows, one to the front aspect of the property and one to the side. The sitting room also benefits from a fire place with an electric feature fire. The dining room is a good size and can be used as an office space if so desired. The kitchen is fitted with a range of floor and eye level cupboards and a generous amount of worktop space with a sink and drainer. There is a gas hob, electric oven and extractor

fan as well as a dishwasher and fridge freezer. There is a door leading to the utility room which has power points, a cloakroom as well as side and back doors. The two bedrooms are both double aspect, the principle bedroom enjoys a large window to the rear aspect and the second bedroom to the front aspect. There is a good size family bathroom which has a bath with a mains shower overhead, low level W/C, Pedestal style wash hand basin and a heated towel rail. There is also a airing cupboard housing the hot water cylinder.

Garage and Parking

There is parking for two cars on the gated driveway, as well as ample parking on the road. There is a good size garage which can be accessed via the up and over door from the driveway or from the garden via the side access.

Garden

The rear garden offers a good sized paved sun terrace, perfect for

garden furniture and BBQs. The rest of the garden is mostly laid to lawn with mature flowers and shrubs. The rear garden enjoys a sunny and private aspect as well as convenient access from a side gate. The front garden is beautifully presented with a wrap around feeling with mature flowers and shrubs.

Useful Information

Energy Efficiency Rating TBA
Council Tax Band D
Gas Fired Central Heating
UPVC Double Glazing Windows
Mains Drainage
Freehold
No Onward Chain

Directions

From the Gillingham Office
Leave the Gillingham office and follow the road down the High Street passing Lloyds TSB on your right. Just after the church turn right into Barnaby Mead. The property will be found a short distance on the right hand side.. Postcode SP8 4AL

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.