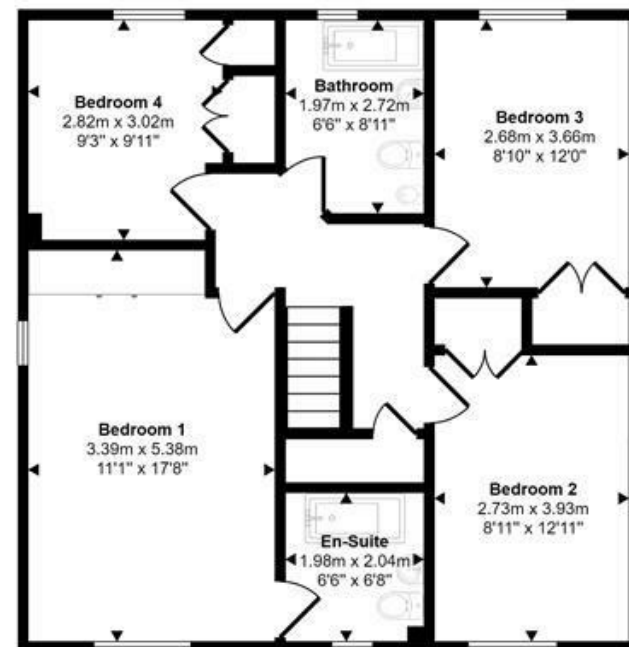


Ground Floor
Approx 97 sq m / 1045 sq ft



First Floor
Approx 72 sq m / 776 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.



Briar Close
Gillingham

Asking Price
£450,000

A traditional style detached modern home, which offers well proportioned accommodation with four double bedrooms - all with built in wardrobes plus three reception rooms and presented to the market with the bonus of no onward chain. The property is situated 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.

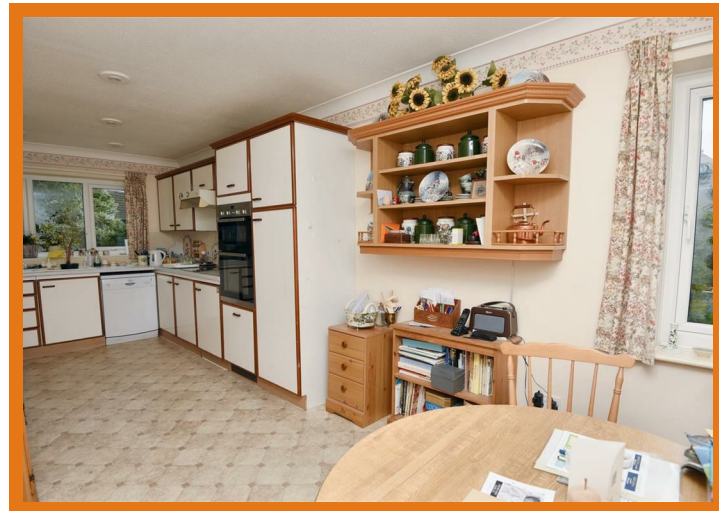
The property was built in the late 1980s and this is the first time, since new, that it has been brought to the market. During its lifetime, the property has been very well maintained and benefits from uPVC double glazed windows, gas fired central heating and remote controlled up and over doors on the double garage. One of the main features of the property is the lovely mature garden to the rear, which has well stocked beds and provides a peaceful haven to enjoy a tea or coffee as well as having plenty of space for entertaining and for children and pets to play safely. In addition, there is exceptional parking with space for at least five cars plus the garage.

Don't miss out on this fantastic opportunity to own a spacious and well-located property with the potential to update and make it your own. Contact us today to arrange a viewing and start envisioning your future in this wonderful home!

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High Street
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive via a path that leads to a covered area where there is a storage cupboard and the front door. This opens into an inviting entrance hall with stairs rising to the first floor and cupboard underneath and doors leading off to all the main ground floor rooms. The sitting room enjoys a double aspect with window to the side and large patio door to the paved rear seating area. There is also a feature fireplace with coal effect gas fire. The dining room also has a dual aspect with side window and bow window overlooking the front garden. The study enjoys a front view and is fitted with plenty of storage/book/display shelves. There is a large kitchen/breakfast room with window to the drive side and overlooking the rear garden. It is fitted with a range of floor and eye level cupboards, separate drawer unit and tall broom cupboard. There is a good amount of work surfaces with tiled splash back and one and half bowl sink and drainer with mixer tap. Included is an integrated fridge, dishwasher, induction hob with extractor hood above plus an eye level double electric oven. An arch opens to the utility, which is fitted with cupboard and houses the gas fired central heating boiler and programmer and a door that opens to the rear garden. Also on the ground

floor is a cloakroom.

First Floor

Stairs rise to a part galleried landing with access to the loft space and large airing cupboard housing the hot water cylinder. There is the family bathroom, which is fitted with a bath and mixer tap with shower attachment, pedestal wash hand basin, WC and bidet. The principal bedroom has a double outlook with window to the side and bow to the front and benefits from an en-suite bathroom. Bedroom two also enjoys a double aspect with window to the front and to the side with view of the Downs in the distance. Bedroom three and four, both overlook the rear garden and all four bedrooms have built in wardrobes.

Outside

Parking and Double Garage

The property is approached from the cul de sac onto a generously sized block paved drive with space to park about five cars and leads to the double garage. This has two remote controlled up and over doors, fitted with light and power plus rafter storage. A personal door to the rear opens to the garden.

Rear Garden

Immediately to the back of the house there is a paved seating area with an outside tap and canopies over the sitting room patio doors and kitchen window to provide some shielding from the elements. The rest of the garden is laid to

lawn with curved edges and borders that are planted with a variety of mature flowers, shrubs and trees. There is also a summerhouse and timber shed. To the side of the house there is a gate to the front. The good sized mature garden is fully enclosed and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating C
Council Tax Band F
uPVC Double Glazing
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 right. The property will be found on the left hand side by the big tree. 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.