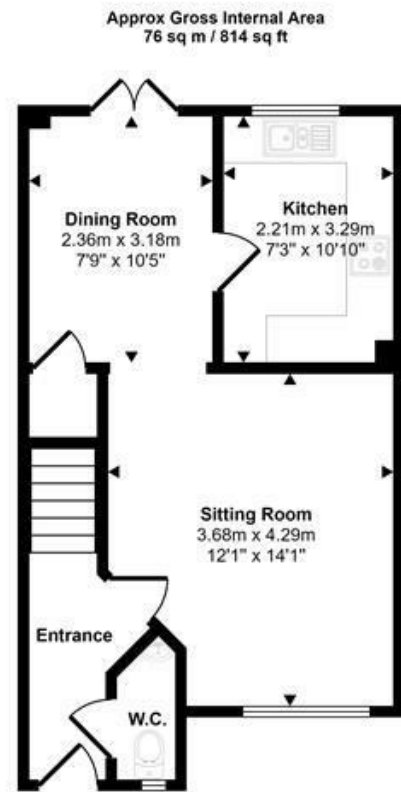
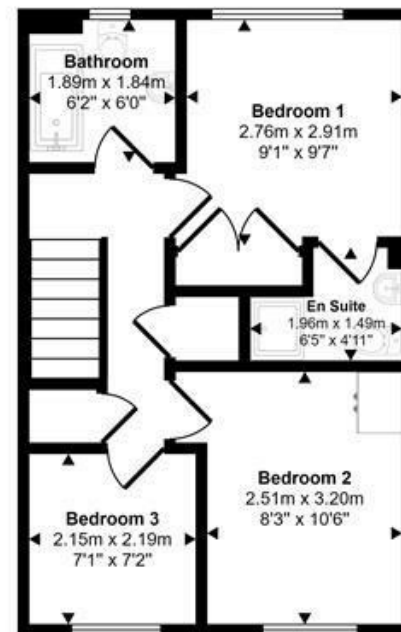




Ground Floor
Approx 38 sq m / 411 sq ft

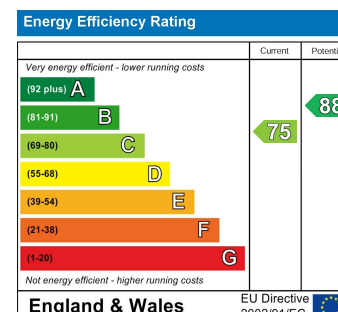


First Floor
Approx 37 sq m / 403 sq ft

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Pheasant Way Gillingham

Asking Price
£240,000

A delightful and very well presented modern house with three bedrooms and two reception rooms, and situated in a popular residential area where town and country start to merge. The property is located close to the primary school and is within walking distance to local facilities, which include Aldi and Budgens, vets and garden centre. The town centre is also within reach and provides schooling for all ages, a range of independent shops and chain stores, doctor and dentist surgeries as well as a variety of entertainment venues. The mainline train station serving London Waterloo and Exeter St. David's is also within walking distance from the property.

The property is about twenty years old and has been well maintained during its lifetime. It offers ample space for comfortable living and is ideal for those looking for their first home or a family in search of a new home, this property caters to all. Its layout and location make it an ideal choice for those looking to downsize without compromising on comfort and would also make a perfect addition to a rental portfolio.

For convenience, there is the main family bathroom and en-suite shower room - ideal for adults and children or visiting guests and with two reception rooms there is ample space to hold family gatherings or just to spend quality time together. Outside, the garden offers an easy to maintain space, perfect for enjoying the outdoors without the hassle. There is also a garage with plenty of storage and parking in front.

There are countryside walks on the doorstep, fabulous for dog walkers or great for families to explore nature together and enjoy a peaceful retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this modern semi-detached house your own - book a viewing today and envision the life you could lead in this wonderful property.

An extremely well presented and maintained semi detached family home offering well proportioned accommodation consisting on the ground floor of welcoming entrance hall, sitting room with outlook to the front and opening into the dining area. This has double doors out to the rear garden and door to the kitchen, which has ample storage cupboards. There is also a WC. On the first floor, there is the family bathroom and three good sized bedrooms - main with en-suite shower room. Outside, the rear garden is fully enclosed and the garage with parking in front is close to the house.



The Property

Accommodation

Inside

Ground Floor

A part glazed uPVC front door opens into a welcoming entrance hall with enough space for coats, shoes and boots. Stairs rise to the first floor and white panelled doors opens to the cloakroom and to the sitting room, which enjoys an outlook to the front. From the sitting room there is a double sized opening into the dining room. This has access to the sizeable under stairs cupboard, double doors leading out to the rear garden and door to the kitchen. The kitchen enjoys a view over the rear garden and is fitted with a range of wood effect units. These consist of floor cupboards with plinth heater, separate drawer unit and eye level cupboards and open shelves. There is a good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and dishwasher, built in electric oven and gas hob with an extractor hood above plus space for a fridge/freezer. There is wood effect laminate flooring throughout the ground floor.

First Floor

Stairs rise to a galleried landing with access to the loft space and two built in storage cupboards. White panelled doors open to the bathroom and the three bedrooms. Bedroom three enjoys a view to the front over trees and roof tops, bedroom two also enjoys the same outlook and has a built in wardrobe. The main bedroom overlooks the rear garden to the countryside beyond and benefits from an en-suite shower room. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin with a tiled splash back and mirror fronted bathroom cabinet above, low level WC with dual flush facility and bath with mains shower above.

Outside

5.18m x 2.51m" (17' x 8'3")

Garage and Parking

To the left of the property there are two garages - the left of the two is the property's. It has an up and over door and benefits from loft storage. There is parking for one car in front of the garage plus additional on road parking close by.

Garden

The rear garden has been designed for easy upkeep and has an Indian Sandstone paved seating area to the back

of the house with a path that leads to the bottom of the garden where there is a further paved area. There is also a flower bed and central lawn. The garden is fully enclosed, in part by timber fencing and brick wall. There is also a water tap and gate that opens to the side.

Useful Information

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

Directions

From Gillingham Town

Leave Gillingham heading towards Shaftesbury. At the third set of lights turn right into Kingfisher Avenue. At the roundabout bear to the left and turn left into Pheasant Way. The property will be found a short distance on the left hand side.
Postcode SP8 4 GG

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.