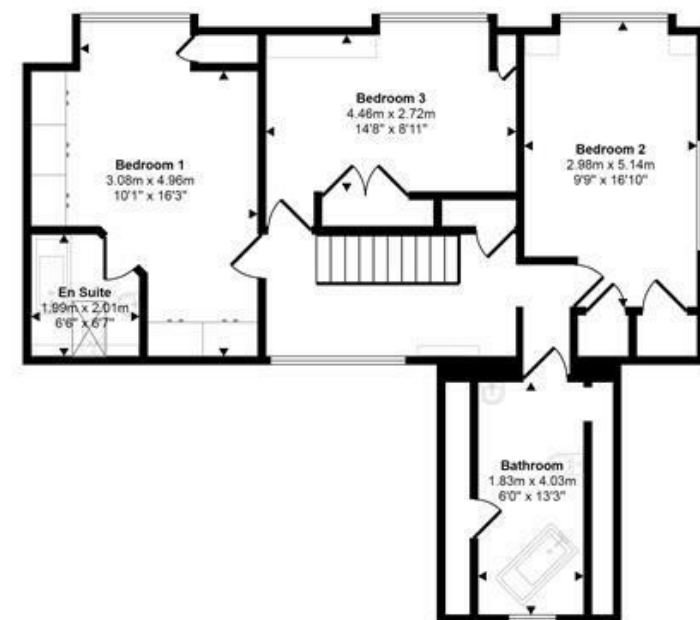


Ground Floor
Approx 135 sq m / 1448 sq ft



First Floor
Approx 79 sq m / 853 sq ft

Denotes head height below 1.5m

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 78 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Wavering Lane West Gillingham

Asking Price
£625,000

Presented to the market with no onward chain is this modern detached chalet home offering a fantastic opportunity for those seeking spacious and versatile living space. The property boasts around 2301 sq ft (214 sq. m) of living area, ensuring plenty of room for all your needs and sits in a plot extending to about a quarter of an acre. Situated in the desirable Wyke area, the property is within a about a twenty to thirty minute walk of the mainline train station and town centre. Gillingham caters well for everyday needs with a selection of individual shops and chain supermarkets, entertainment venues, doctor and dentist surgeries as well as schooling for all ages.

The property's modern design truly caters to your lifestyle preferences with the option to configure the layout to have three/four double bedrooms or three/two reception rooms and allows for changing circumstances - whether for your own needs or perhaps to support a dependent relative. The large sitting room and conservatory offer plenty of space for family gatherings or entertaining friends and there are two bathrooms and a shower room to choose from - perfect for a large family or visitors.

Outside, there is ample parking space for multiple vehicles, including caravans, boats or motor homes and there are two garages - one with workshop - for additional storage. The garden has been designed for easy upkeep and has room for alfresco dining as well as play space.

The well-presented and low-maintenance nature of the home allows you to spend quality time with family and friends and being close to some wonderful country and riverside walks, the whole family can explore nature together.

Situated on the edge of town and country, this fabulous home offers the best of both worlds, a peaceful retreat with rural views while still being conveniently located to all the town's amenities.

A viewing is vital to truly appreciate all that this home has to offer.

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High Street
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Dorset
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The Property

Accommodation

Inside

Ground Floor

A part glazed door with matching full height windows to either side opens into a bright and welcoming entrance hall with large built in cupboard fitted with shelves and space for boots, shoes and coats. The floor is laid to wood effect vinyl for easy cleaning. Stairs rise to the first floor and doors lead off to the main ground floor rooms. There is a large double aspect sitting room with contemporary living flame fire and double doors lead into the large conservatory, which also has heating and fitted with blinds plus electric blinds to the roof. There is a further reception room that is fitted with shelves, storage cupboards and work station that lends itself as a study, snug or ground floor double bedroom. There is also a shower room next to this room,

The spacious combined kitchen and dining room has a window to the rear and double doors fitted with shutters opening to the rear paved seating area. The kitchen area is fitted with a range of contemporary soft closing units consisting of floor cupboards, separate drawers, larder cupboard and eye level cupboards and cabinets with counter lighting underneath. There is a generous amount of quartz work surfaces with inset one and half sink with a swan neck mixer tap. There is also a solid wood breakfast bar attached to the central island. The built in appliances include a dishwasher, double freezer and fridge plus a dual fuel range cooker. A glazed door opens to the utility, which is fitted with cupboards, work surface and has space and plumbing for a washing machine and tumble dryer. The floor is laid to tiling with underfloor heating. There is also a door to the rear garden.

First Floor

Stairs rise up to the bright galleried landing with window to the front and a good sized airing cupboard, which houses the hot water cylinder. There are doors leading off to the family bathroom and the bedrooms. All the bedrooms are double sized and enjoy a view over the rear garden to the adjoining countryside and the downs in the distance. All have built in wardrobes with the main also benefitting from an en-suite bathroom. Bedroom two has access to the boarded loft space with a drop down ladder. The family bathroom is fitted with a stylish modern suite consisting of wall mounted vanity wash hand basin with a freestanding mixer tap, low level WC and a double ended roll top bath with feet and mixer tap with shower attachment. Please note that the loft hatch and doors to the eaves are insulated.

Outside

Parking and Garages

The property is approached from the lane via double timber gates that open to a large tarmacadam drive with a generous amount of parking for multiple vehicles, including space for storing a caravan, boat or motor home. There is also a pedestrian metal gate from the lane.

To the right hand side of the house there is a large garage/workshop with electric up and over door, fitted with light, power and water plus heating and electric blinds to the windows. There is also a WC and first floor level that provides excellent storage. There is a window and door to the side that opens to the side paved seating area. This garage measures about 7.92 m x 5.84 m/26' x 19'2".

On the left of the house there is a timber garage with good height and double timber doors. It is also fitted with light and power. It measures about 4.98 m x 3.18 m/16'4" x 10'5" and height of around 2.4 m /9'.

Garden

The main garden lies to the back of the house where there is a large paved seating area with raised planters and a lawn. There is also outside power points and two water taps. The garden offers excellent privacy and a sunny aspect as well as being secure for children and pets to play safely, once the front gates are shut.

Useful Information

Energy Efficiency Rating D
Council Tax Band F
uPVC Double Glazing throughout
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. Take the next right into Cemetery Road which leads into Rollsbridge. At the end of the road turn left onto Wavering Lane West where the property will be found on the right hand side - opposite Pound Lane. Postcode SP8 4NR



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.