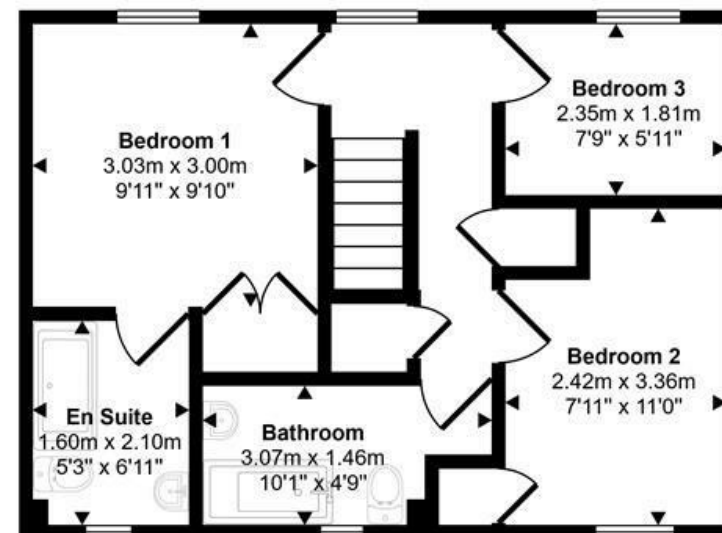


Ground Floor
Approx 38 sq m / 411 sq ft



First Floor
Approx 39 sq m / 424 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.



Cale Way Gillingham

Offers In Excess Of
£290,000

*** MOTIVATED VENDORS *** VENDORS SUITED *** Set on the outskirts of Gillingham, where the vibrancy of town life meets the tranquillity of the countryside, this beautifully designed modern home offers the best of both worlds. With local amenities just moments away and the mainline train station within easy reach, convenience blends effortlessly with comfort in this deceptively spacious property.

Stepping inside, you are welcomed by a light-filled interior that feels both stylish and inviting. The heart of the home is the contemporary kitchen, finished to a high standard with sleek cabinets and modern fittings—perfect for both everyday cooking and entertaining. The open, airy living spaces create a seamless flow, bathed in natural light that enhances the home's warm and welcoming atmosphere.

Upstairs, the three bedrooms provide flexible accommodation. The main and second bedroom offer generous space for rest and relaxation, while the single bedroom is ideal as a nursery or a peaceful home office, catering to modern family life or remote working needs.

Outside, the garden is thoughtfully designed for both relaxation and practicality, with a partially covered area that allows for year-round enjoyment, whether you're hosting friends or unwinding with a book. The garage workshop offers the perfect space for hobbies or could be transformed into a fully equipped home gym, while gated parking provides security and convenience.

With its contemporary design, abundance of natural light, and well-considered living spaces, this is a truly exceptional home that effortlessly combines style, practicality, and location.

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High Street
Gillingham
Dorset
SP8 4AA

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall, which is laid with an appealing and practical wood style flooring. Stairs rise to the first floor and there are doors to the sitting room, kitchen/dining room and the cloakroom. The sitting room enjoys plenty of natural light with a window to the front and double doors opening out to the rear decked seating area. For appearance and practicality, there is wood effect flooring.

The combined kitchen and dining room is fitted with plenty of soft closing units consisting of floor cupboards, drawers with pull out drawers, drawers with space for pans etc and cutlery tray plus eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a laminate splash back and a one and a half bowl sink and drainer with a swan neck mixer tap, fitted with Aquatec water system, providing filtered water plus a waste disposal. There is also a water softener that is externally sited. The built in appliances consist of a drawer style fridge, electric oven and induction hob with an extractor hood above. For easy cleaning and appearance there is wood effect flooring. A door opens to the covered decked seating area.

Also on the ground floor there is a good sized cloakroom.

First Floor

Stairs rise to a galleried landing with access to the loft space, useful cupboard with shelves and the airing cupboard housing the combination boiler that has been newly fitted. In addition, there are two double sized bedrooms, the main bedroom benefits from built in wardrobes and an en-suite shower room. There is also a single bedroom, which makes a great nursery or an ideal work from home space. The family bathroom is fitted with a modern suite consisting of a low level WC, bath with mixer tap and mains shower above plus full height tiling to the surrounding walls plus a pedestal wash hand basin.

Outside

Garage and Parking

Double timber gates open onto a drive with space to park one car and leads up to the garage. The garage has an up and over door, fitted with light and power plus a personal door that opens to the rear garden. It is currently fitted with cupboards and work surfaces and used as a work shop/home gym but could easily be

re-converted to a garage. It measures 4.72 mx 2.46 m/15'6" x 8'1".

Garden

The garden is partly laid to grass with a large decked seating area to the back of the house - part of this is undercover, providing an all year round usable outdoor space.

Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating from a new combination boiler

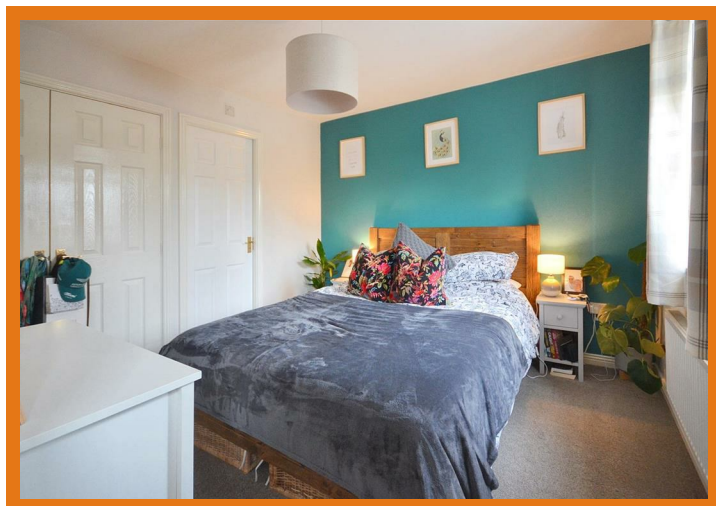
Mains Drainage

Freehold

Directions

From Gillingham High Street

Leave the office heading towards Shaftesbury. Continue through all sets of traffic lights and at the roundabout at Sydenhams take the first exit onto Fernbrook Lane. Bear to the right into Cerne Avenue, then left into Cale Way. The property will be found a short distance on the right hand side. Postcode SP8 4FT



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 firms employment has the authority to make or give any representation or warranty in respect of the property.