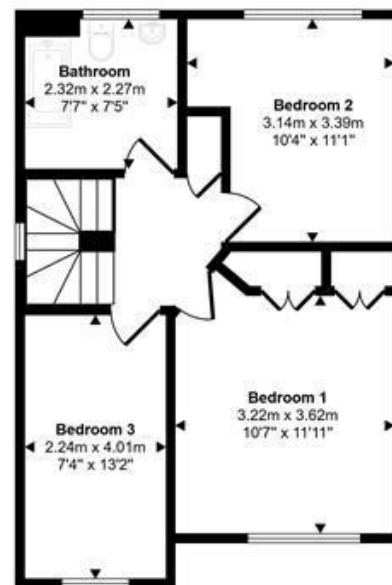




Ground Floor  
Approx 59 sq m / 637 sq ft

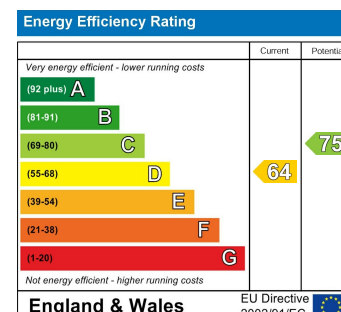


First Floor  
Approx 46 sq m / 490 sq ft

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.

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## Bryony Gardens Gillingham

Asking Price  
£270,000

Charming Modern Detached Home in Sought-After Wyke Area:-

Situated in one of the most sought-after roads in the ever-popular Wyke area, just moments from beautiful countryside walks and within easy reach of the town centre and mainline train station, this stylish detached home offers the perfect blend of comfort, convenience, and potential.

Step inside to discover a bright and inviting sitting room complete with a feature fireplace — ideal for cosy evenings in — which flows effortlessly into a dining area, perfect for hosting family meals or entertaining friends. Sliding doors open into a lovely conservatory, bringing the outdoors in and offering an extra living space to enjoy all year round.

The kitchen is well-positioned with a back door leading directly to the rear garden — a private, low-maintenance space that's just waiting for your personal touch. Upstairs, you'll find three generously sized bedrooms and a modern family bathroom, providing ample space for growing families or visiting guests.

Outside, the home benefits from a garage with light and power, off-road parking for two vehicles, and a neat, easily managed garden. Whether you're looking to take your first step onto the property ladder, find a welcoming family home, or downsize without compromise, this property offers a rare opportunity to live in a peaceful, well-connected location — with scope to make it your own.

Don't miss your chance to view this delightful home in one of the town's most desirable neighbourhoods.





### The Property

#### Accommodation

##### Inside

**Ground Floor**  
The front door opens into an entrance hall where there is room for coats, boots and shoes. A further door opens into a long sitting room with an arch to the dining area. The sitting room has a large square bay window overlooking the frontage and there is a feature fireplace that provides a lovely focal point as well as adding warmth and character to the room. The dining area has plenty of room for a good sized family dining table and chairs. A door leads off to the inner hall, where the stairs rise to the first floor and a door opens to the cloakroom. There is a door to the kitchen and a sliding door into the conservatory, which is a great addition to the property and overlooks the rear garden. Double doors to the side open to the rear paved seating area.

The kitchen is fitted with a range of wood grain effect units consisting of floor cupboards, separate drawer unit, tall larder cupboard and eye level cupboards. You will find work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for a slot in cooker, fridge/freezer and plumbing for a washing machine. You will also find a door to the back garden. The floor is laid in a practical wood effect vinyl.

##### First Floor

Stairs rise and curve up to a bright landing with an arched window to the side elevation - part way up. There is access to the airing cupboard housing the hot water cylinder and doors leading off to the bedrooms and family bathroom. The bathroom is fitted with a modern suite consisting of a bath with a mixer tap and shower attachment, pedestal wash hand basin and a WC. For practicality, the floor is laid in an attractive wood effect vinyl. The three bedrooms are generously sized with the main bedroom benefitting from built in wardrobes.

##### Outside

###### Garage and Parking

The property is located at the start of a short private drive that serves three other similar houses. There is parking for two cars in front of the house and garage. The garage has an up and over door and is fitted with light and power.

##### Gardens

The front a garden is laid to lawn with a tree. To the side of the house a path leads to a timber gate that opens to the rear garden. This is partly laid to paving stone and stone chippings. There is a useful timber shed and outside water tap. The garden is fully enclosed, in part by brick walls and timber fencing.

##### Useful Information

Energy Efficiency Rating D  
Council Tax Band C

uPVC Double Glazed Windows, Soffits and Facias  
Gas Fired Central Heating  
Mains Drainage  
Freehold

##### Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere. In addition to its own well-regarded primary and secondary schools, With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.

Postcode - SP8 4TR  
What3words - ///layers.pose.thrusters

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.