



Connells

Clarendon Close  
Gillingham





### Property Description

Situated at the end of a quiet cul-de-sac in the popular market town of Gillingham this well presented four bedroom detached house offers favourable living space, with a living room, dining room and conservatory to entertain family and friends, a fitted kitchen with a variety of wall and base units with a breakfast bar for convenience from the kitchen, a double bedroom and a shower room. On the first floor the property benefits from three double bedrooms, with built in wardrobes for convenience to two of the bedrooms and a second family bathroom. The property benefits from off road parking and a single garage and a well landscaped front and rear garden, with an abundance of shrub borders, vegetable plots and lawn to enjoy.

### Entrance Hall

The entrance hall can access the Kitchen, Dining room, Bedroom 1, the living room and the shower room. The entrance is carpeted as well as housing a radiator.

### Shower Room

The cloakroom has a frosted window to the rear of the property. There is a shower cubicle and a heated towel rail, ceramic tiling. The cloakroom has a wash hand basin and a WC.

### Living Room

13' 4" max x 14' 10" max ( 4.06m max x 4.52m max )

The lounge area has four double glazed windows to the front of the property. There is a TV point and a telephone point. The room has carpet flooring and a new wood burner.

### Dining Room

13' 11" x 10' 10" ( 4.24m x 3.30m )

The dining room has a French door to the conservatory, the floor is carpeted and it houses a radiator

### Kitchen

11' 6" x 9' 8" ( 3.51m x 2.95m )

The fitted kitchen has wall and base units and an island with a double glazed window to the rear of the property. There is a door to the rear garden. The kitchen has vinyl flooring and a 1 and a half bowl sink and drainer. The kitchen has a built in fridge and a built in electric cooker.

### Breakfast Bar

6' 8" x 9' 9" ( 2.03m x 2.97m )

The breakfast bar area houses a radiator, a double glazed window to the side of the property and has an open space next to the kitchen.



### **Conservatory**

7' 10" x 12' 9" ( 2.39m x 3.89m )

The conservatory has carpeted flooring with UPVC double glazed windows to the side of the property and the rear of the property. The conservatory has a door to the side of the property and houses a radiator and has a telephone point.

### **Bedroom 1**

10' 9" x 14' 10" inter wardrobe ( 3.28m x 4.52m inter wardrobe )

The first bedroom is on the ground floor. It houses a radiator and has a double glazed window to the front of the property. The bedroom has built in storage and an airing cupboard with a water tank. The bedroom has carpeted flooring.

### **Landing**

The landing area has a fire alarm and carpeted flooring.

### **Bedroom 2**

18' 11" max x 9' 8" max ( 5.77m max x 2.95m max )

The second bedroom has a double glazed window to the rear of the property, it has built in storage, a tv point and houses a radiator. The bedroom has carpeted flooring.

### **Bedroom 3**

9' 1" max x 19' 2" inter wardrobe ( 2.77m max x 5.84m inter wardrobe )

The third bedroom has a double glazed window to the rear of the property. The room has built in storage and houses a radiator. The bedroom has carpeted flooring.

### **Bedroom 4**

7' 4" x 10' 3" ( 2.24m x 3.12m )

The last bedroom has a double glazed window to the rear of the property. There is a telephone point and the room houses a radiator. This bedroom has carpeted flooring.

### **Bathroom**

The first floor bathroom is part tiled with vinyl flooring and it has a double glazed Velux window. There is a WC, a wash hand basin and a bath. The bathroom has an electric heater and a towel rail. The room has built in storage.

### **Rear Garden**

The rear garden has an array of flowerbeds, there is a greenhouse with electricity and an outhouse used as a utility room.

### **Utility Room / Outbuilding**

14' 1" x 9' 2" ( 4.29m x 2.79m )

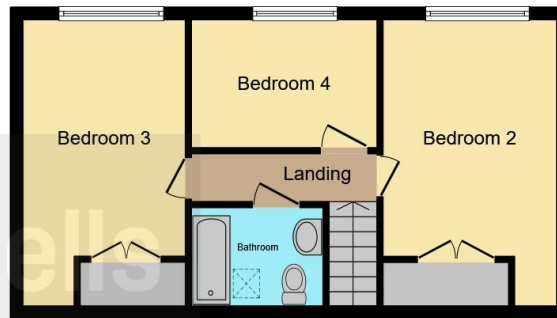
The utility room has electricity points. The room also has a washing machine, tumble dryer and a freezer.







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01747 821 791**  
**E gillingham@connells.co.uk**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

**EPC Rating: D**

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Tenure: Freehold



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