



Connells

Morley Place, Bay Lane
Gillingham



Property Description

Approaching the property, one is immediately struck by the quality of build, Morley Place standing majestically in its own plot, dressed in Purbeck Jurassic Limestone. The Dorset countryside is close at hand, bordering the tranquil hamlet of Bay, whilst Gillingham town centre is also an easy walk away. Off the entrance hallway is a spacious lounge with a functioning fire for those special occasions and romantic evenings. The dining room offers a perfect setting for gatherings and shared meals. Whilst the large kitchen has both wall and base units offering ample storage space, and links to the utility room which houses the gas fired boiler, as well as allowing space for white goods. Venture upstairs to discover three generously sized bedrooms, providing ample accommodation for family and guests. A staircase gives access to the second floor loft space which could become an office, hobby room, or an additional living area. Back on the ground floor, step outside into the easily maintained mature garden, which surrounds the whole house. At the front, the property boasts plenty of driveway parking, ensuring convenience for multiple vehicles. To the rear there is a greenhouse, and a sizeable standalone garage, equipped with power for added functionality, and a loft for added storage. The property has been designed to provide three-phase electricity, allowing the garage to operate separately and handle machinery, it would make an ideal workshop and would facilitate fast charging for a car.

Entrance Hall

The entrance hall into the property has a telephone point, a thermostat, and a radiator.

Cloakroom

The cloakroom has a double glazed window to the side of the property. It has a part tiled WC and wash hand basin as well as tiled flooring. There is one radiator.

Lounge

18' 2" x 13' 3" max (5.54m x 4.04m max)

The Living Room has two double glazed windows to the front of the property. It has one double glazed window to the side of the property. It has two radiators, a TV point, and a working stone fireplace.

Dining Room

11' 10" x 11' 2" (3.61m x 3.40m)

The dining room has two double glazed windows to the front of the property. It has a radiator and a TV point.

Kitchen

15' 9" x 12' 9" (4.80m x 3.89m)

The part tiled kitchen has two double glazed windows to the rear of the property, overlooking the back garden. There is a two and a half bowl sink, a TV point and both wall and base units. The kitchen has an electric oven, a gas hob, a cooker hood, and a dishwasher. The kitchen has tiled flooring. It has a radiator.

Utility Room

9' x 10' 3" (2.74m x 3.12m)

The utility room has a double glazed window to the rear of the property. There is a sink, one radiator, an oil fired boiler and an electric box. The utility room has space for a washing machine, tumble dryer and freezer. It has a storage cupboard, a door to the cloakroom and tiled flooring.

First Floor

Landing

The first floor landing has a double glazed window to the rear of the property. It has an airing cupboard with a tank, one radiator, a telephone point, and a door to the loft.

Bedroom 1

13' 3" x 18' 2" max (4.04m x 5.54m max)

The first bedroom has two double glazed windows to the front of the property and a double glazed window to the side of the property. It has a radiator, a TV point and a built in wardrobe.

Bedroom 2

11' 11" x 12' 9" (3.63m x 3.89m)

The second bedroom has two double glazed windows to the rear of the property. It has a wash hand basin, a TV point, and a radiator.

Bedroom 3

12' x 11' (3.66m x 3.35m)

The third bedroom has two double glazed windows to the front of the property. It has a radiator, a TV point, and a wash hand basin with base units. The wash hand basin is part tiled.

Bathroom

The shared bathroom has a double glazed, frosted window to the rear of the property. It is fully tiled and has vinyl flooring. The bathroom has a WC, a wash hand basin, a radiator, a bath, and a separate shower cubicle.

Second Floor

Loft Space

32' 11" x 17' 5" (10.03m x 5.31m)

The fully boarded loft has two double glazed Velux windows and houses the water tank. It has power and plug sockets.

Outside

Front Garden

The front garden offers patio to lawn with floral borders. It has a driveway along the size giving access to the garage at the rear.

Rear Garden

The rear garden is patio. It has raised shrub borders and offers side access around the entirety of the property.

Garage

The Garage is boarded and has power. Three-phase electricity could separate this from the main house allowing for use of heavy machinery and facilitates the fast charging of electric cars.





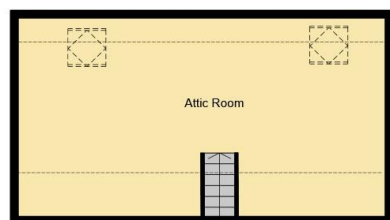




Ground Floor



First Floor



Second Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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Tenure: Freehold



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