



Connells

Briar Close
Gillingham



Property Description

A MUST VIEW!

This charming 4 bedroom detached house offers a blend of comfort and functionality.

Upon entering, you are greeted by a convenient downstairs cloakroom, perfect for guests. The inviting lounge features a decorative open fireplace, creating a warm atmosphere, and double glazed French doors that lead to the conservatory, filling the room with natural light. Adjacent to the lounge is a study. The kitchen is equipped with a range of wall and base units, a double integrated oven, and an integrated hob. A serving hatch connects the kitchen to the dining room, facilitating easy conversation. The utility room, with ample space for white goods, adds to the home's practicality. The conservatory offers access to the rear garden via double glazed sliding doors. This provides a versatile space that can be enjoyed all year round. Upstairs, the landing area includes a loft hatch, offering additional storage potential. The master bedroom features a deep-set windowsill, double integrated storage cupboards, and a private door to the ensuite, which includes a shower cubicle. Bedroom 2, 3, and 4 each come with integrated storage cupboards, ensuring ample space for all family members. The family bathroom boasts both a bath and a separate double shower cubicle, providing a luxurious experience. Externally, the front garden includes a garage and parking space for 2 cars, enhancing convenience. The rear garden is a delightful mix of patio and lawn areas with raised steps.

External Front Porch

The front porch has a storage cupboard and a step to the front door.

Entrance Hall

The entrance hall has a double glazed window to the front of the property. It has a radiator, a smoke alarm, a thermostat and a storage cupboard.

Lounge

12' x 15' 6" max (3.66m x 4.72m max)

The lounge has a double glazed window to the side of the property and double glazed French doors to the conservatory. It has a decorative open fireplace, two TV points, two radiators and carpeted flooring.

Study

6' 9" x 8' 6" (2.06m x 2.59m)

The study has two double glazed windows to the front of the property. It has an Internet point, a telephone point, a radiator and carpeted flooring.

Cloakroom

The downstairs cloakroom has a WC, a wash hand basin with tiled splash back, a radiator and an extractor fan.

Kitchen

11' 11" x 8' 10" (3.63m x 2.69m)

The kitchen has two double glazed windows to the rear of the property. It has both wall and base units, a double integrated oven, an integrated hob with an extractor hood, a 1 and a half bowl sink and drainer, tile and glass splashback, a radiator and space for a dishwasher.

Dining Room

14' x 9' (4.27m x 2.74m)

The dining room has three double glazed windows to the front of the property. It has a radiator, a wall unit for storage, a serving hatch through to the kitchen and a TV point.

Utility Room

5' 9" x 5' 10" (1.75m x 1.78m)

The utility room has a double glazed door to the rear garden. It has a space for the washer and dryer as well as a fridge freezer. It houses the gas boiler.

Conservatory

The conservatory has double glazed sliding doors to the rear garden and a double glazed window to the side of the property. It has electric points and tiled flooring.

First Floor

Landing

The landing has a storage cupboard and an airing cupboard, a smoke alarm, and a loft hatch. The loft is fully boarded with electricity and a window.

Bedroom 1

12' 7" x 11' 11" max (3.84m x 3.63m max)

Bedroom 1 has a double glazed window to the side of the property and two double glazed windows to the front of the property. It has a deep set windowsill, a TV point and double integrated storage cupboards.

En Suite

The tiled ensuite has a double glazed, frosted window to the front of the property. It has a WC, a shower cubicle, a wash hand basin, a medicine cabinet, a heated towel rail and tiled flooring.

Bedroom 2

9' 10" max x 9' 10" max (3.00m max x 3.00m max)

The second bedroom has two double glazed windows to the rear of the property. It has a radiator and an integrated storage cupboard.

Bedroom 3

9' 1" x 10' 5" (2.77m x 3.17m)

The third bedroom has two double glazed windows to the front of the property. It has an integrated storage cupboard and a radiator.

Bedroom 4

9' 1" max x 9' 11" max (2.77m max x 3.02m max)

The fourth bedroom has two double glazed windows to the rear of the property. It has a radiator and an integrated storage cupboard.

Bathroom

The tiled bathroom has a double glazed frosted window to the rear of the property. It has a WC, a wash hand basin, a bath and separate double shower cubicle, a heated towel rail, an extractor fan, a medicine cabinet, and lino flooring.



Front Garden

The front garden has a lawn area, as well as a double garage with space for 2 cars on the driveway. The garage is powered.

Rear Garden

The rear garden is patio to lawn with a raised lawn via garden steps. It has a large, powered and insulated shed (15'08" x 9'08"), an outdoor tap and a side gate offering access to the front garden. The shed has a window to the rear of the property and two windows to the side of the property.







To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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