



Connells

Woodsage Drive
Gillingham



Property Description

Connells are delighted to introduce this beautifully modern and recently extended property to the market. Located in the particularly sought after area of Wyke in Gillingham, this two-bedroom property offers a generous amount of parking suitable for two/three cars; perfect for first time buyers, couples looking to upsize or small families looking to downsize. The property itself is tucked away in the corner of a no-through-road which results in a very quiet and desirable benefit to anyone looking to purchase. The living space in this property is favourable as the kitchen was fitted and extended to create a beautiful, contemporary kitchen/diner - perfect for entertaining and enjoying meals with the family. It also has the added convenience of a family bathroom, a downstairs cloakroom and ample integrated storage options. This is not a property that you will want to miss out on, CALL CONNELLS GILLINGHAM TODAY TO BOOK YOUR VIEWING!

Entrance Hall

The entrance into the property has a door to the lounge and a door to the cloakroom. It houses the consumer unit.

Cloakroom

The Cloakroom has a double glazed, frosted window to the front of the property. It has a WC, a wash hand basin with tile splashback, a radiator and lino flooring.

Living Room

14' 3" x 9' (4.34m x 2.74m)

The living room has a double glazed window to the front of the property. It has a TV point, a large powered downstairs cupboard, wooden wall panelling, a thermostat, smoke alarm, an internet point and it houses the stairs.

Kitchen / Dining Room

19' 6" x 12' max (5.94m x 3.66m max)

The open plan kitchen / dining room has two double glazed sky lights and a door to the rear garden. It has U shaped work tops and base units, powered floor to ceiling cupboards, an integrated induction hob, an integrated oven, an integrated dishwasher, an integrated fridge freezer, an extractor fan, a thermostat, space for a washing machine and wooden flooring.

First Floor

Landing

The landing has an airing cupboard with a water tank. It has a smoke alarm and loft hatch.

Bedroom 1

8' 10" x 9' 7" (2.69m x 2.92m)

Bedroom 1 has two double glazed windows to the rear of the property. It has an integrated wardrobe which houses the gas boiler, a radiator, and wooden panelling.

Bedroom 2

8' 10" x 10' 9" max (2.69m x 3.28m max)

Bedroom 2 has two double glazed windows to the front of the property. It has an integrated wardrobe and a radiator.

Bathroom

The part tiled bathroom has a double glazed window to the side of the property. It has a bath with an overhead shower, a WC, a wash hand basin, an extractor fan, a radiator and lino flooring.

Outside

Front Garden

The front garden has parking spaces for 2 -3 cars. It has a gravel border, an external tap and light, side access to the rear of the property and bin sheds.

Rear Garden

The wrap around rear garden is decking to Astro turf to decking with a patio area to the side of the property. It has shrub and fence borders.





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

EPC Rating: D

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Tenure: Freehold



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