



Connells

Manor Farm Gate
West Stour GILLINGHAM

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for sale offers in excess of
£375,000



Property Description

Connells are thrilled to present to the market this simply exemplary example of a four-bedroom end-terraced home situated in the striking semi-rural location of West Stour, Dorset. Located within a small and quiet cul-de-sac, this extremely spacious family home offers private off-street parking for multiple vehicles under the cover of a carport providing security and suitability combined. This property is offered in an immaculate condition and has been very well taken care of by our vendor, epitomising the connection between traditional country living and modern style seamlessly. This is not a property to miss out on - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The entrance hall has a thermostat, smoke alarm, alarm panel, consumer unit, broadband point, and a radiator.

Cloakroom

The cloakroom has a WC, hand wash basin, alarm box, radiator and an extractor fan.

Lounge

17' 1" max x 12' 6" max (5.21m max x 3.81m max)

The lounge has two double glazed windows to the side of the property and a double door to the rear garden. It has an open fire, TV point and a radiator.

Dining Room

12' 3" max x 12' 3" max (3.73m max x 3.73m max)

The dining room has two double glazed windows to the side of the property. It has a TV point, radiator, and a large understairs storage cupboard.

Kitchen

13' 3" max x 12' 6" max (4.04m max x 3.81m max)

The part tiled kitchen has a double glazed window to the rear of the property. It has both wall and base units, a radiator, 1 and a quarter bowl sink and drainer, an integrated electric oven, integrated induction hob, integrated dishwasher, integrated fridge freezer and an extractor hood.

Utility Room

5' 4" x 5' 2" (1.63m x 1.57m)

The part tiled utility room has a door to the rear, both wall and base units, an extractor fan, a sink and drainer, as well as the boiler and boiler control unit,

First Floor

Landing

The landing has a smoke alarm, loft hatch, airing cupboard, and a radiator.

Bedroom 1

12' 7" max x 16' 3" max (3.84m max x 4.95m max)

Bedroom 1 has two double glazed windows to the rear of the property. It has a TV point, radiator and two integrated double wardrobes.

En Suite

The en suite has a WC, hand wash basin, shower cubicle, extractor fan, shaver point, and a heated towel rail.

Bedroom 2

12' 7" max x 11' 6" max (3.84m max x 3.51m max)

Bedroom 2 has two double glazed windows to the rear of the property. It has a TV point, radiator and an integrated double wardrobe.

Bedroom 3

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom 3 has a double glazed window to the side of the property as well as a radiator and an integrated double wardrobe.

Bedroom 4

12' 4" x 7' (3.76m x 2.13m)

Bedroom 4 has two double glazed windows to the side of the property, a radiator and an integrated double wardrobe.

Bathroom

The bathroom has a double glazed, frosted window to the front of the property. It has a WC, hand wash basin, a bath with a shower attachment, shaver point, extractor fan and a heated towel rail.

Outside

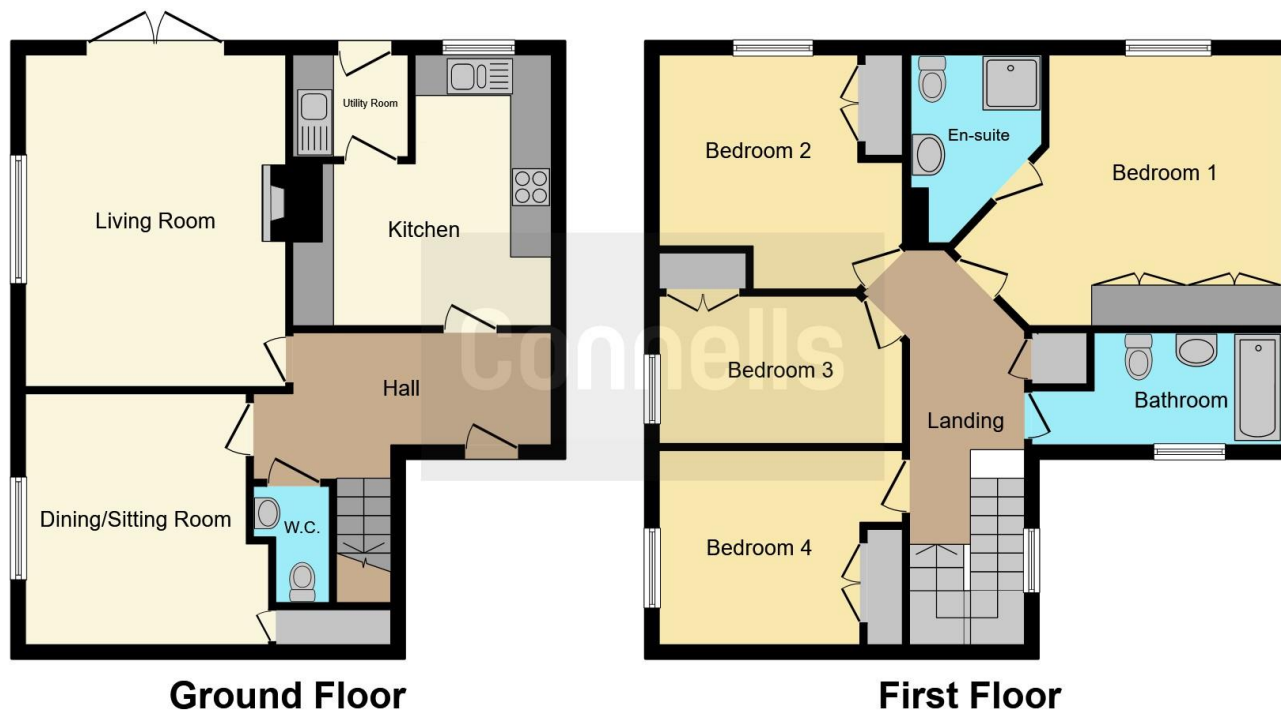
Rear Garden

The wrap around garden is patio with tiered flower beds and gravel areas. It has mature shrubs and trees, fence and stone wall borders, the oil tank, an external tap and a light as well as a gate offering side access. The property has a garage offering storage space.









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

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306143



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