



Connells

Fern Brook Lane  
Gillingham





### Property Description

Connells are delighted to present this immaculate four-bedroom detached home situated within a quiet residential area on the Eastern side of Gillingham, Dorset. Comprising bright, airy, and modern accommodation throughout; this spacious family home has been thoughtfully extended and updated from top to bottom and an early viewing comes HIGHLY recommended. This particular property comes complete with a private and enclosed rear garden, perfect for soaking up the summer sun and entertaining family and friends. Another benefit includes the gated driveway large enough for two cars as well as a double garage for storage and additional parking needs. Don't miss your chance to view this stunning home - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

### Entrance Hall

The entrance hall has two radiators, thermostat, fuse box and a smoke alarm.

### Cloakroom

The cloakroom has a double glazed, frosted window to the side of the property. It has a WC, hand wash basin, bathroom cabinet and a radiator.

### Study

The study has two double glazed windows to the front of the property and a radiator.

### Living Room

The living room has two double glazed windows to the front of the property. It has a TV point, two radiators, an electric fireplace and double doors to the dining room.

### Dining Room

The dining room has a radiator.

### Sunroom

The sunroom has two double glazed windows to the rear of the property, double doors to the rear garden, a double glazed skylight and a radiator.

### Kitchen

The kitchen has two double glazed windows to the rear of the property. It has both wall and base units, a one bowl sink and drainer, an integrated oven and grill, dishwasher, gas hob and an extractor hood.



## Utility Room

The utility room has a door to the rear garden, base units, a larger cupboard, a one bowl sink and drainer, a radiator, gas fired boiler and space for the washing machine.

## First Floor

### Landing

The landing has a double glazed window to the side of the property. It has a smoke alarm, airing cupboard, radiator and a loft hatch.

### Bedroom 1

Bedroom 1 has a double glazed window to the front of the property. It has a large integrated wardrobe, a radiator and a TV point.

### En Suite

The part tiled en suite has a double glazed, frosted window to the front of the property. It has a large shower cubicle, WC, hand wash basin, an extractor fan, shaver point and a radiator.

### Bedroom 2

Bedroom 2 has a double glazed window to the front of the property and a radiator.

### Bedroom 3

Bedroom 3 has a double glazed window to the rear of the property and a radiator.

### Bedroom 4

Bedroom 4 has two double glazed windows to the rear of the property and a radiator.

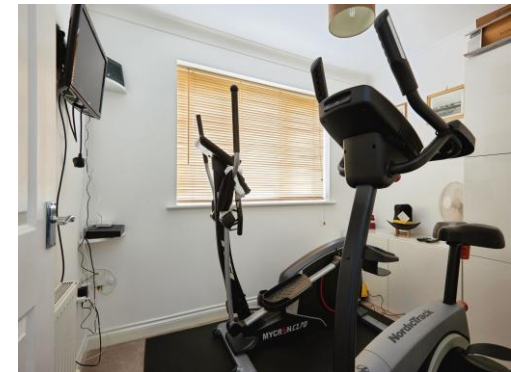
### Bathroom

The part tiled bathroom has a double glazed, frosted window to the rear of the property. It has a bath with mixer taps, a shower cubicle, WC, hand wash basin and a shaver point.

## Outside

### Rear Garden

The rear garden has a patio area and is mainly laid to lawn. It has fence borders, an external light, external tap and access to the gated driveway. The property has a double garage.







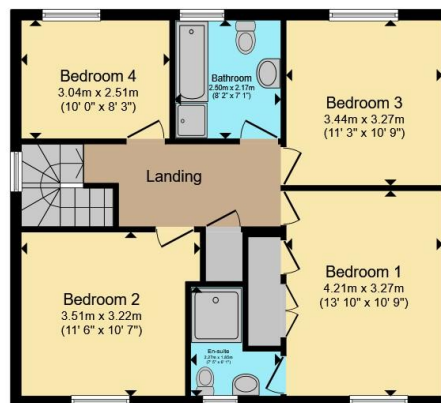




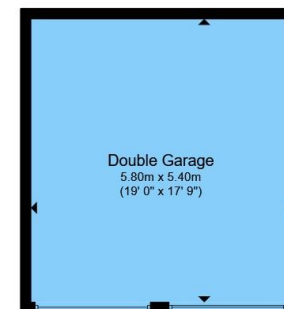




**Ground Floor**



**First Floor**



**Garage**

Total floor area 174.9 m<sup>2</sup> (1,882 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306223](http://connells.co.uk/Property/GIL306223)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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