



CHAFFERS
ESTATE AGENTS



12 Rookery Close

Gillingham, SP8 4LH

A delightful spacious **THREE BEDROOM** detached chalet style house with garage and gardens situated in a small quiet cul-de-sac location within easy distance to local shops, town centre, schools, mainline train station (Exeter-London/Waterloo). EPC Band:- D

Offers Over £360,000 Freehold

Council Tax Band: D

12 Rookery Close

Gillingham, SP8 4LH



DESCRIPTION

A delightful spacious three bedroom detached chalet style house with garage and gardens situated in a small quiet cul-de-sac location within easy distance to local shops, town centre, schools, mainline train station (Exeter-London/Waterloo).

This wonderful family home offers well planned accommodation which is arranged over two floors and in brief comprises:- Enclosed entrance porch with door to:- Entrance hall with laminate flooring, shelved cupboard, open tread staircase leading to the first floor and doors to:- a double aspect lounge with laminate flooring including a hive system; a well proportioned modern kitchen/dining room fitted with a range of 'Shaker' style floor and wall units including a built in electric double oven, ceramic hob with cooker hood above, space and plumbing for washing machine and dishwasher, space for tumble drier and space for fridge/freezer, door to outside and the dining area has French doors opening onto the rear garden; to complete the layout on this floor is a downstairs cloakroom. On the first floor there is a central landing with a linen cupboard and doors off to all rooms. Bedroom 1 benefits from two fitted double wardrobes and a built in single wardrobe; there are two further good sized bedrooms. To

complete the accommodation on this floor is a family bathroom which is fitted with a white suite comprising of a panelled bath, shower cubicle, vanity wash basin and low level WC.

The property benefits from gas fired central heating, double glazing, garage, front and rear gardens.

OUTSIDE

The front garden is predominantly laid to lawn edged with well established flower and shrub borders, trees and a gravelled driveway providing ample off road parking which leads to:- Single garage with up and over door, personal door, light and power. The garage also houses a Potterton combination boiler. Side access to a good sized enclosed fenced rear garden with a raised patio area, well manicured expansive lawn edged with borders containing mature trees and shrubs. There is also a further area of garden to the side which has three raised vegetable plots, shed, flower and shrub borders. There are also soft fruit trees which include pear, plum, apple, apricot and blackcurrant.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3

chemists, 7 supermarkets including Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Mains Drainage

Council Authority: Dorset Council
Council Tax Band: D

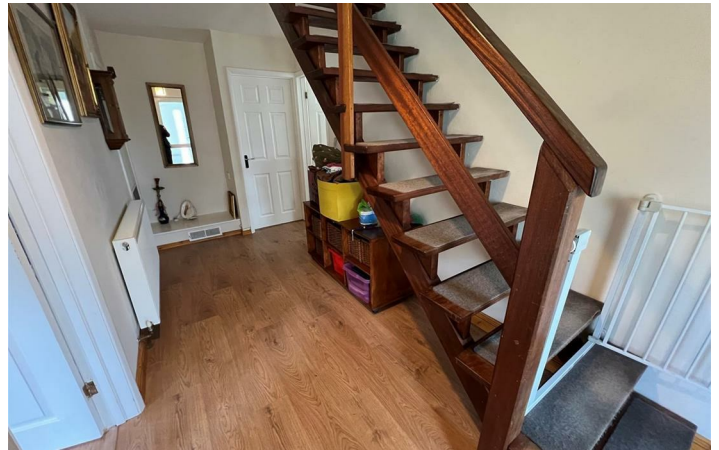
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



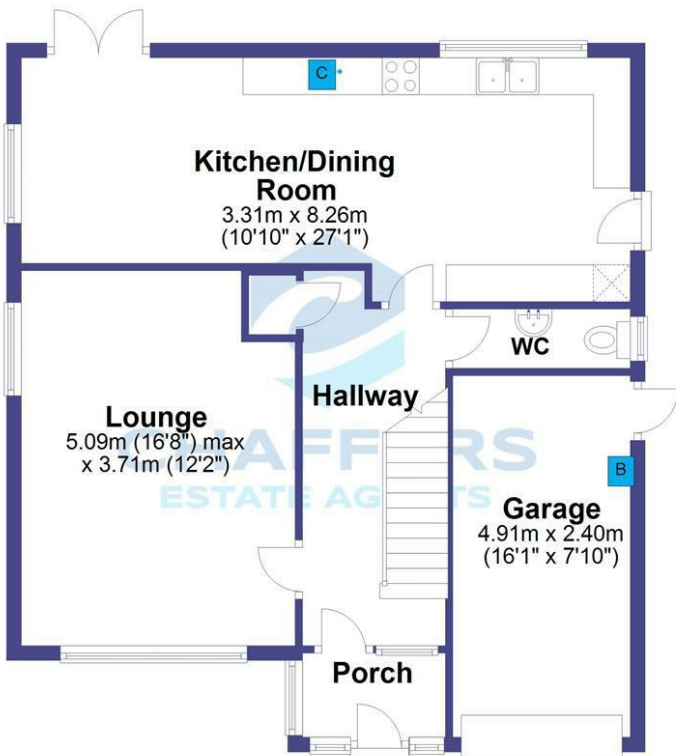
Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit onto B3081 and stay in the left hand lane going over the railway bridge. Continue on this road which becomes Shaftesbury Road/B3081. At the 2nd set of traffic lights turn left onto Rookery Close where you will find Number 12 on your right hand side.



Floor Plan

Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
England & Wales		EU Directive 2002/91/EC	