



CHAFFERS
ESTATE AGENTS



6 Yarrow Court Gillingham, SP8 4XD

A beautiful, well presented five bedroom detached family home located in a quiet cul-de-sac of the much favoured Wyke area of the town. The property lies on the edge of Gillingham where town and country merge and is within easy distance to the town centre, schools, local shops, country/riverside walks and mainline train station (Exeter-London/Waterloo). EPC Band:- C

Offers Over £395,000 Freehold

Council Tax Band: E

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DESCRIPTION

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This delightful property has been updated and re-configured by the current owners and offers spacious and contemporary living space. The garage has been converted into a spacious guest room which could be used as an office/playroom with door to an en-suite shower room. The accommodation is arranged over two floors and in brief comprises:-

Ground Floor:- Entrance hall with stairs to the first floor, understairs storage cupboard, alcove for boots, shoes and coats storage and doors to:- the guest room, the kitchen and double pane glass doors to the sitting room.

Open plan sitting/dining room is a lovely bright and airy room with feature fire place housing an electric fire, tiled flooring, a lovely bay window with shutters, sliding patio doors that open onto:- conservatory with vinyl flooring, radiator, built in shelving and doors to the rear garden. The dining area has a door to the kitchen/breakfast room which is fitted with a range of modern floor and wall units including Rangemaster oven with extractor hood over, space for fridge/freezer, glass cabinet and an opening to:- Utility area with large stainless steel sink, space and plumbing for washing machine, window with rear aspect and door to rear garden; The guest room is a good sized bright and airy room which has a large window to the front, access to the boarded loft space and door to:-an en-suite shower room fitted with a large walk-in shower, vanity style wash hand basin, low level WC and chrome heated towel rail.

The landing on the first floor gives access to all rooms as well as access to the loft space and an airing cupboard; Bedroom one has laminate flooring, a large window to the front, built in wardrobes and door to:- En-suite shower room with tiled flooring, shower, wash hand basin, low level WC and heated towel rail; Bedroom two with window to rear aspect giving partial field views, laminate flooring and alcove space; there are two further generous sized bedrooms. To finish the layout on this floor is the family bathroom fitted with tiled flooring, a suite consisting of bath with over head shower, wash hand basin, WC, heated towel rail and extractor

fan.

This delightful family home benefits from gas central heating, double glazing, ample driveway parking, conservatory and enclosed rear garden. *****INTERNAL VIEWING HIGHLY RECOMMENDED*****

OUTSIDE

Garden and Parking. To the front of the property is a large tarmac driveway providing ample parking for 3-4 cars with access to the sides. A fully enclosed, easy maintenance, landscaped rear garden which enjoys a sunny aspect ~ laid to lawn, patio for al-fresco dining, decked area, space for a hot tub/BBQ area. The garden backs onto a quiet country lane.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include 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.

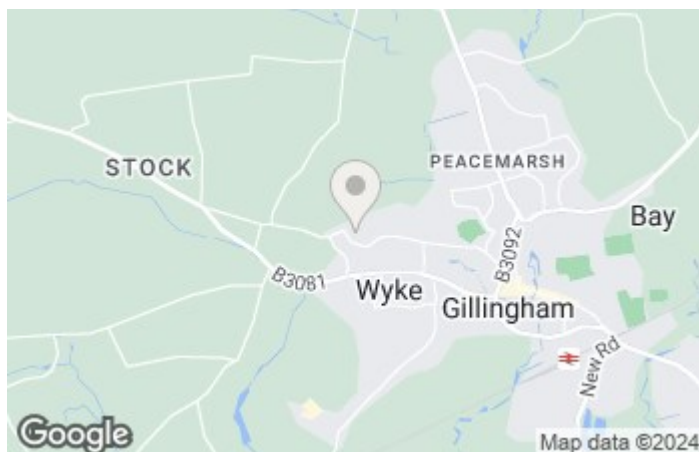
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

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: C

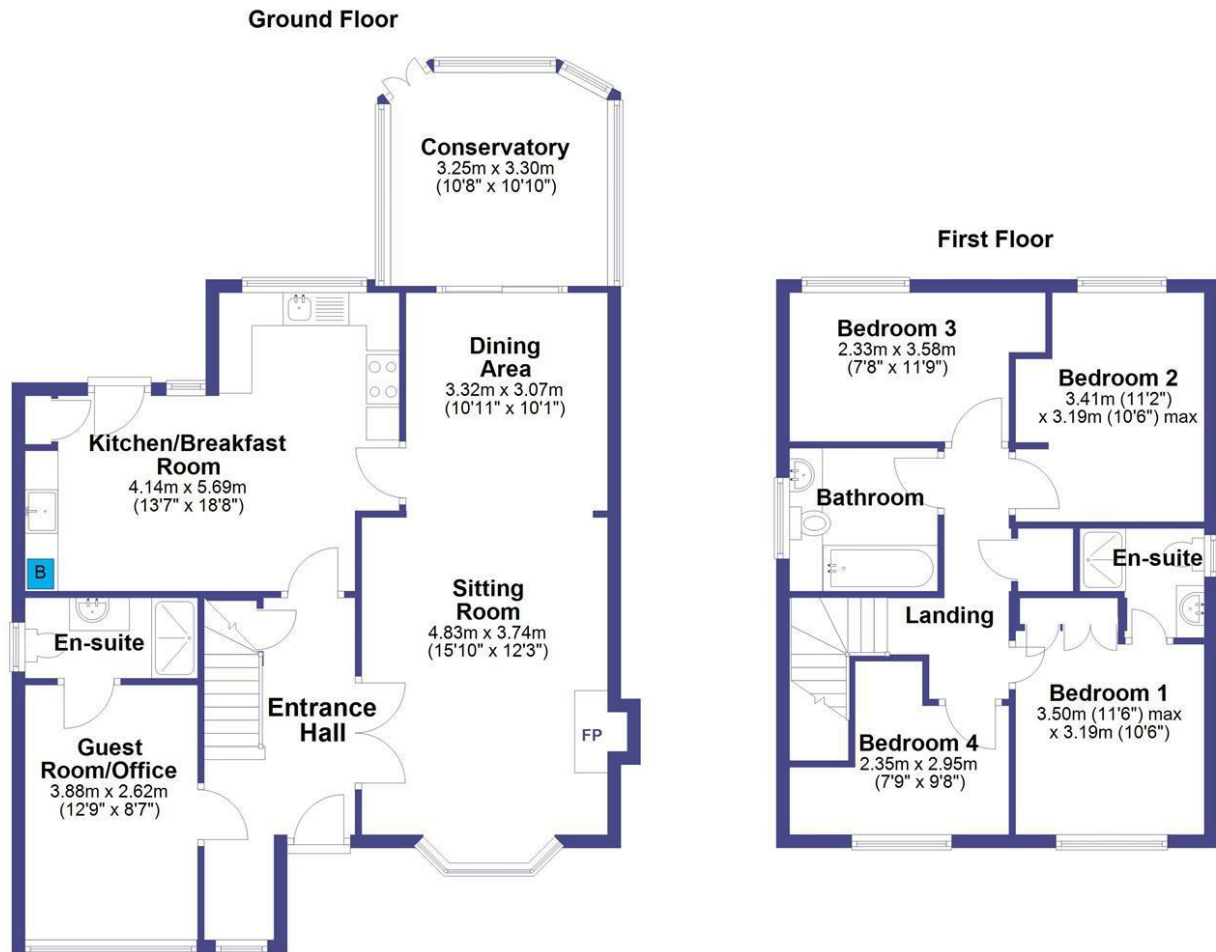


Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092 and then turn right onto Cemetery Road which soon becomes Rolls Bridge Way. Follow this road heading towards the top of this road and then turn right onto Yarrow Court. Bear to the left where Number 6 can be found on the right hand side.



Floor Plan



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.

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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			
England & Wales		EU Directive 2002/91/EC	