



CHAFFERS
ESTATE AGENTS



Cypress Way

Gillingham, SP8 4BY

£395,000 Freehold



****NEW HOME**** Presenting a stunning opportunity to own a newly built 4 bedroom detached family home with driveway and garden situated in a prime location within easy reach of the town centre, schools and mainline train station (Exeter-London/Waterloo). EPC BAND:- TBC



DESCRIPTION

Presenting a stunning opportunity to own a newly built 4 bedroom detached family home with driveway and garden situated in a prime location within easy reach of the town centre, schools and mainline train station (Exeter-London/Waterloo).

Built in 2024, this house offers the luxury of contemporary design and construction, ensuring a fresh and stylish living environment for its future residents. With parking available for up to 3 vehicles on the driveway, convenience is key for busy families or those who enjoy hosting guests.

This wonderful home offers spacious accommodation throughout, arranged over two floors and in brief comprises:- entrance hall with doors off to all rooms, stairs to the first floor and an understairs cupboard; a double aspect kitchen/diner fitted with a range of stylish floor and wall units including a built in electric oven, ceramic hob with cooker hood above, integrated dish washer and fridge, door to:- utility room with plumbing for washing machine, fridge/freezer and door to rear garden; a well proportioned double aspect living room with open fire place and double glazed doors to rear garden. To complete the layout on this floor is a down stairs cloakroom. The landing on the first floor leads to all rooms, provides access to the loft and has an airing cupboard. The main bedroom is of good size, has window to front aspect and door to:- en-suite shower room; bedroom two has window to rear aspect; bedroom three benefits from a built in double wardrobe and bedroom four is a double room with window to rear aspect. The family bathroom is fitted with a panelled bath with over head shower, low level WC and wash hand basin.

The property benefits from double glazed windows and doors, air source heat pump, underfloor heating throughout the ground floor and radiators on the first floor.

Outside:- The property is approached via the road which leads onto a driveway which provides ample parking for up to three cars. There is a timber gate to the side of the property which leads to:- a fully enclosed fenced rear garden which is predominantly laid to lawn edged with flower and shrub borders, trees and a raised paved patio.

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 Electricity, Water and Drainage. Wired for Telephone. Air Source Heat Pump.

Council Authority: Dorset Council ~ Council Tax Band: TBC

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

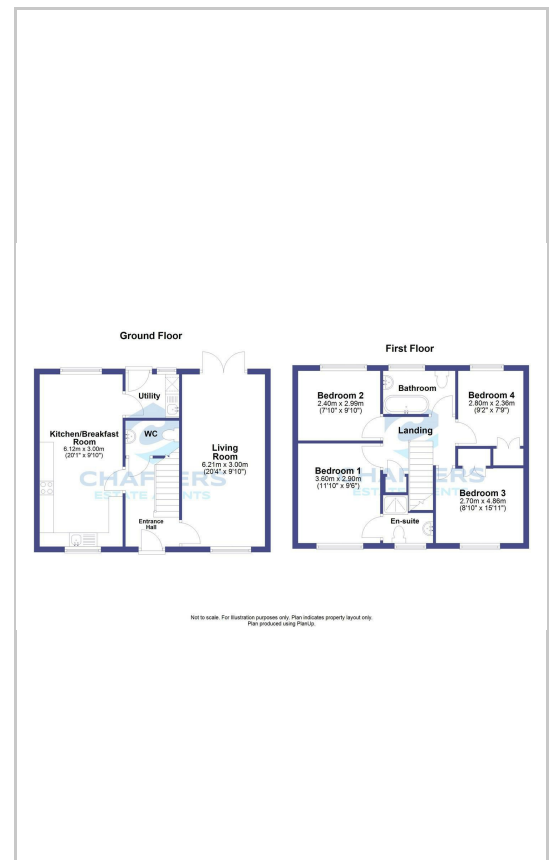
10 year architect warranty and the latest highly insulated regulations, making this a cost efficient new home to heat.

Energy Performance Certificate: Rated: TBC

Area Map



Floor Plans



Energy Efficiency Graph

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	

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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