



**CHAFFERS**  
ESTATE AGENTS



## Wavering Lane East Gillingham, SP8 4NX

Nestled in the serene surroundings of Wavering Lane East, this charming four bedroom detached bungalow offers a tranquil retreat for those seeking a peaceful countryside lifestyle. With easy access to a range of local amenities, town centre, schools and mainline train station, this property combines the tranquillity of countryside living with the convenience of urban facilities just a stone's throw away. EPC Band:- D

**Offers In Excess Of £425,000 Freehold**

Council Tax Band: D

# Wavering Lane East

Gillingham, SP8 4NX



## DESCRIPTION

Nestled in the serene surroundings of Wavering Lane East, Gillingham, this charming four bedroom detached bungalow offers a tranquil retreat for those seeking a peaceful countryside lifestyle. With easy access to a range of local amenities, including the town centre, schools, restaurants, cafes, and the mainline train station, this property combines the tranquillity of countryside living with the convenience of urban facilities just a stone's throw away. Boasting a generous 990 sq ft of living space, this property features spacious and versatile rooms which provide ample space for comfortable living, while the beautiful landscaped gardens offer a picturesque setting for outdoor relaxation.

As you step inside, you will be greeted by an entrance hallway with stairs to the first floor and doors off to all rooms which include:- A double aspect bright and airy living room; a good sized kitchen fitted with a range of floor and wall units offering ample storage space, built in electric oven, gas hob with extractor hood above, plumbing for washing machine, space for tumble dryer and a dish washer, space for fridge/freezer and door to:- inner hallway with doors to:- main bedroom with door to a luxurious en-suite; a good sized bedroom 2 with front aspect. A nicely proportioned dining room with opening to a beautiful sun room, perfect for hosting gatherings with family and friends. There are two further good sized bedrooms along with a family bathroom which is fitted with suite comprising panelled bath, pedestal wash hand basin and low level WC.

On the first floor is an office

Conveniently located close to stunning country and riverside walks, this bungalow also offers parking for up to 3 cars, ensuring that you and your guests can easily come and go as you please. The annexe potential due to the available space opens up a world of possibilities for customising the property to suit your needs.

## OUTSIDE

The property is approached via a long tarmac driveway which provides ample parking for at least 3 cars.

Enclosed hedged front garden which is predominantly laid to lawn.

A good sized enclosed private rear garden which again is predominantly laid to lawn for ease of maintenance edged with flower and shrub borders, various specimen trees, shed and patio area for entertaining guests al fresco.

## 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: D

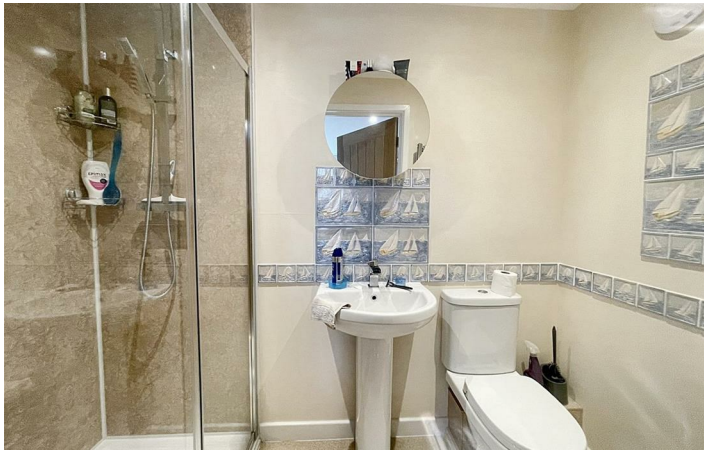
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D

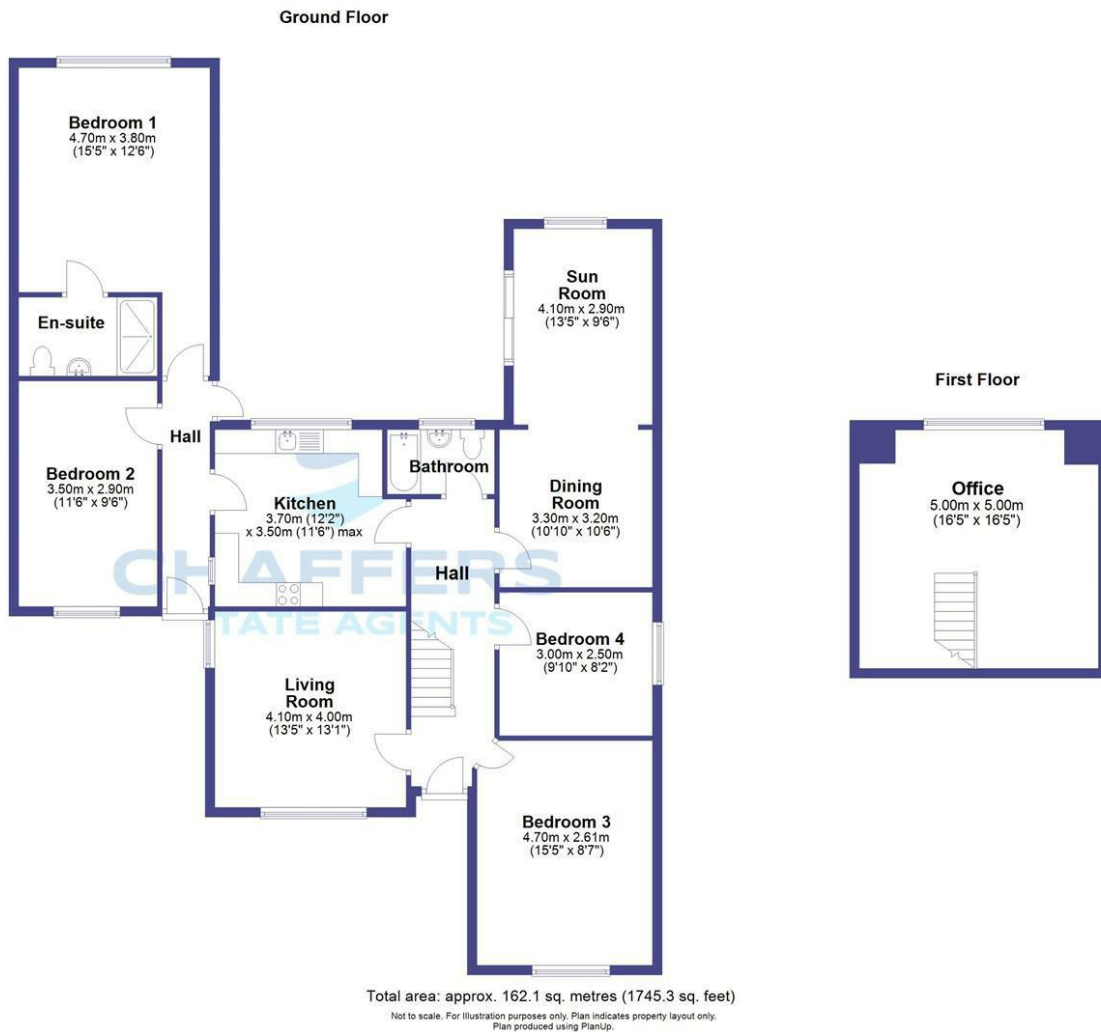


## Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way. At the roundabout take the first exit heading into the Peacemarsh area. After a short distance, turn left onto Wavering Lane East. Continue on this lane and just after the turning on the left onto Hyde Road, the property can be found on the right.



# Floor Plan



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@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>56</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	