



CHAFFERS
ESTATE AGENTS



Rookery Close

Gillingham, SP8 4LH

Nestled in a quiet desirable cul-de-sac on the Shaftesbury side of town, is this beautiful detached three-bedroom bungalow waiting to be discovered. Boasting a modern design and built to a high specification, this property offers a perfect blend of style and comfort. Conveniently situated within easy reach of the town centre, bus routes, local shops, schools, and the mainline train station, this bungalow offers the perfect balance of tranquillity and accessibility. EPC Band:- C

£475,000 Freehold

Council Tax Band: F

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DESCRIPTION

Nestled in a quiet desirable cul-de-sac on the Shaftesbury side of town, is this beautiful individually designed detached three-bedroom bungalow waiting to be discovered. Boasting a modern design and built to a high specification, this property offers a perfect blend of style and comfort. Conveniently situated within easy reach of local shops, the town centre, bus routes, schools and mainline train station (Exeter-London/Waterloo) this bungalow offers the perfect balance of tranquillity and accessibility. The accommodation is immaculately presented throughout offering deceptively spacious rooms which in brief comprise:- Entrance hall with doors off to all rooms including double doors to airing cupboard; cloakroom with double glazed window to the front aspect, low level WC, wash hand basin chrome radiator towel rail; a beautifully proportioned double aspect lounge/diner featuring a stone fire place housing an electric coal effect fire and double glazed patio doors opening onto garden; a good sized, well equipped modern kitchen/breakfast room fitted with a range of floor and wall units including an electric double oven, gas hob with cooker hood above, space for a large fridge/freezer, plumbing for dish washer, double glazed doors to garden and door to:- utility room fitted with floor and wall units, plumbing for washing machine, space for tumble dryer, central heating gas boiler and door to the garden. The main bedroom is of good proportion with double glazed window to rear aspect and door to:- ensuite shower room fitted with a white suite which includes shower cubicle, pedestal wash basin, low level WC and extractor fan; there are two further good sized bedrooms. Finally there is the principal bathroom fitted with a white suite comprising of panelled bath with Victorian style mixer taps, shower attachment, pedestal wash basin, shower cubicle and chrome heated towel rail. One of the standout features of this property is the double garage and adjoining carport, providing parking space for up to three vehicles - a rare find in such a convenient location. The mature landscaped gardens surrounding the bungalow offer a peaceful retreat where you can unwind and enjoy the outdoors.

OUTSIDE

One of the highlights worth mentioning are the superb gardens which surround the property on all sides. The front garden has delightful flower and shrub borders enclosed with privet hedge and fence. There is an opening that gives access to a paved

path leading to the front door. To the side of the property there is a brick paved driveway which provides ample parking in front of a double garage which has electric up and over doors, two double glazed windows and two personal doors. There is also an adjoining car port which leads to a further gravelled area of parking which could easily house a motorhome or caravan.

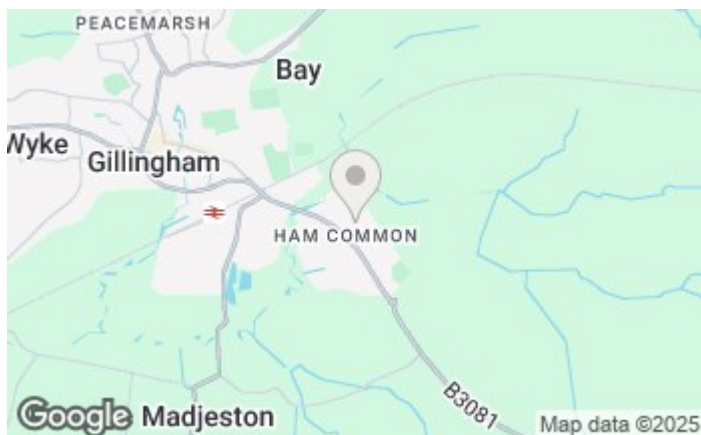
The side and rear gardens are beautifully maintained with an array of well established colourful flowers and shrubs. There is a lovely sun terrace that can be accessed from the lounge; a paved area that continues to the rear of the property with shed, pergola, water butts, flower and shrub borders, outside power points, outside lights and outside tap. The garden on the left hand side of the property is laid to lawn with hedging, trees, greenhouse and double gates that give access to the additional parking area. To the right of the property there is a fenced and walled enclosed garden with beautiful flower and shrub borders, tree and a decked area.

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.

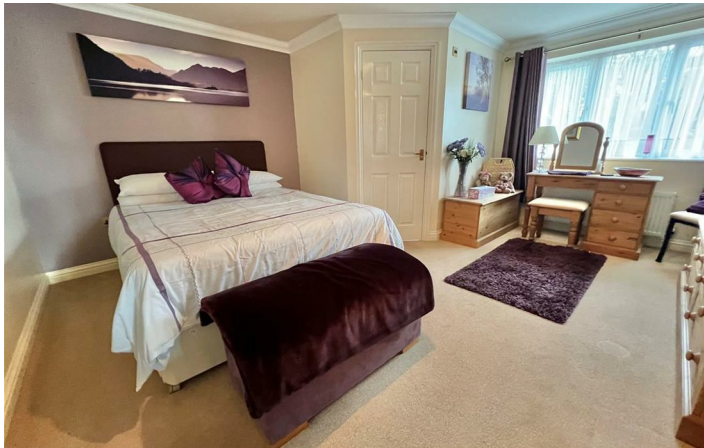
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: F
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: TBC

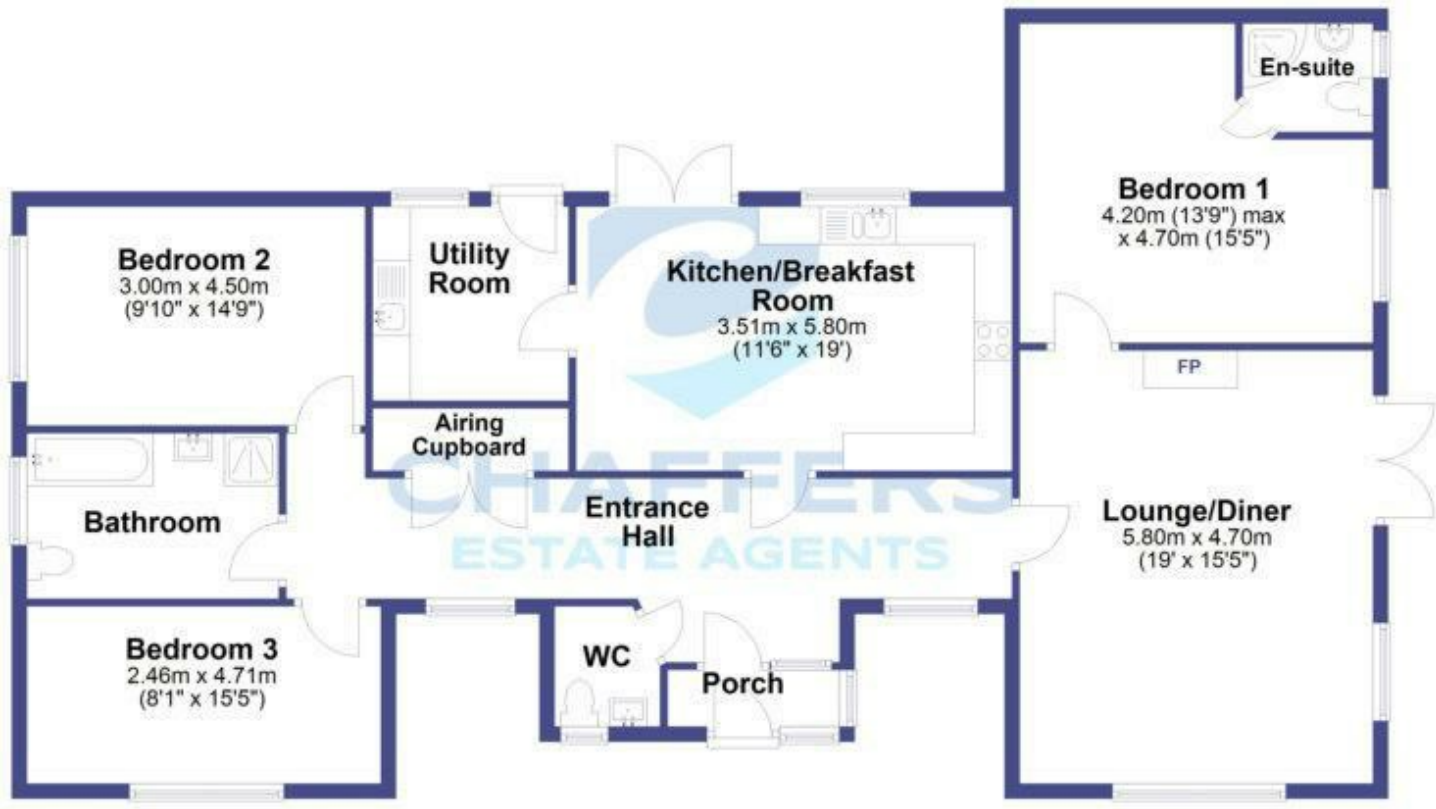


Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the first exit and stay in the left hand lane. Go over the railway bridge and through the traffic lights staying on Shaftesbury Road. Thereafter take the second turning on your left onto Rookery Close. Proceed round the corner and the property can be found ahead of you.



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 firms 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		
	78	87
England & Wales		
EU Directive 2002/91/EC		