



CHAFFERS
ESTATE AGENTS



Wyke Road

Gillingham, SP8 4NG

An immaculately maintained and spacious four-bedroom detached chalet bungalow enjoying a tucked away position situated on the highly sought-after Wyke Road in Gillingham. The property has been enjoyed by the current owner for over 20 years and boasts a 1/3 acre plot, double garage with carport, ample driveway parking, a wrap around south facing garden and the potential to extend (STPP).

Offers Over £600,000 Freehold

Council Tax Band: F

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DESCRIPTION

A substantial four bedroom detached chalet bungalow enjoying a tucked away position situated on 1/3 acre plot with plenty of scope to extend subject to the relevant planning consents.

The accommodation comprises:- entrance porch, entrance hall, study/fourth bedroom, WC, master bedroom with built in wardrobes and en-suite with basin, shower and low level WC, double aspect living room with gas display feature fireplace and double doors leading out onto the patio, dining room with double doors leading out onto the patio, kitchen/diner with stainless steel sink, integrated double oven, gas fire hob with extractor fan above, built in dishwasher, space for fridge freezer and space for a washing machine. A further sink is located at the rear of the kitchen with an integral door leading into the double garage, door to the passageway with WC, and further door into the garden room with a sliding door leading out onto the garden.

On the first floor you will find two double bedrooms both with built in wardrobes, airing cupboard and family bathroom with basin, low level WC, bath and showerhead above.

Outside you will see that the particular feature of this property is the well maintained and mature wrap around south facing garden with areas of patio, trees, mature hedges, shrubs and raised borders, a useful garden shed and side access either side to the front of the property where you will find the double garage, carport and gated driveway offering parking for at least 4 vehicles.

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: D

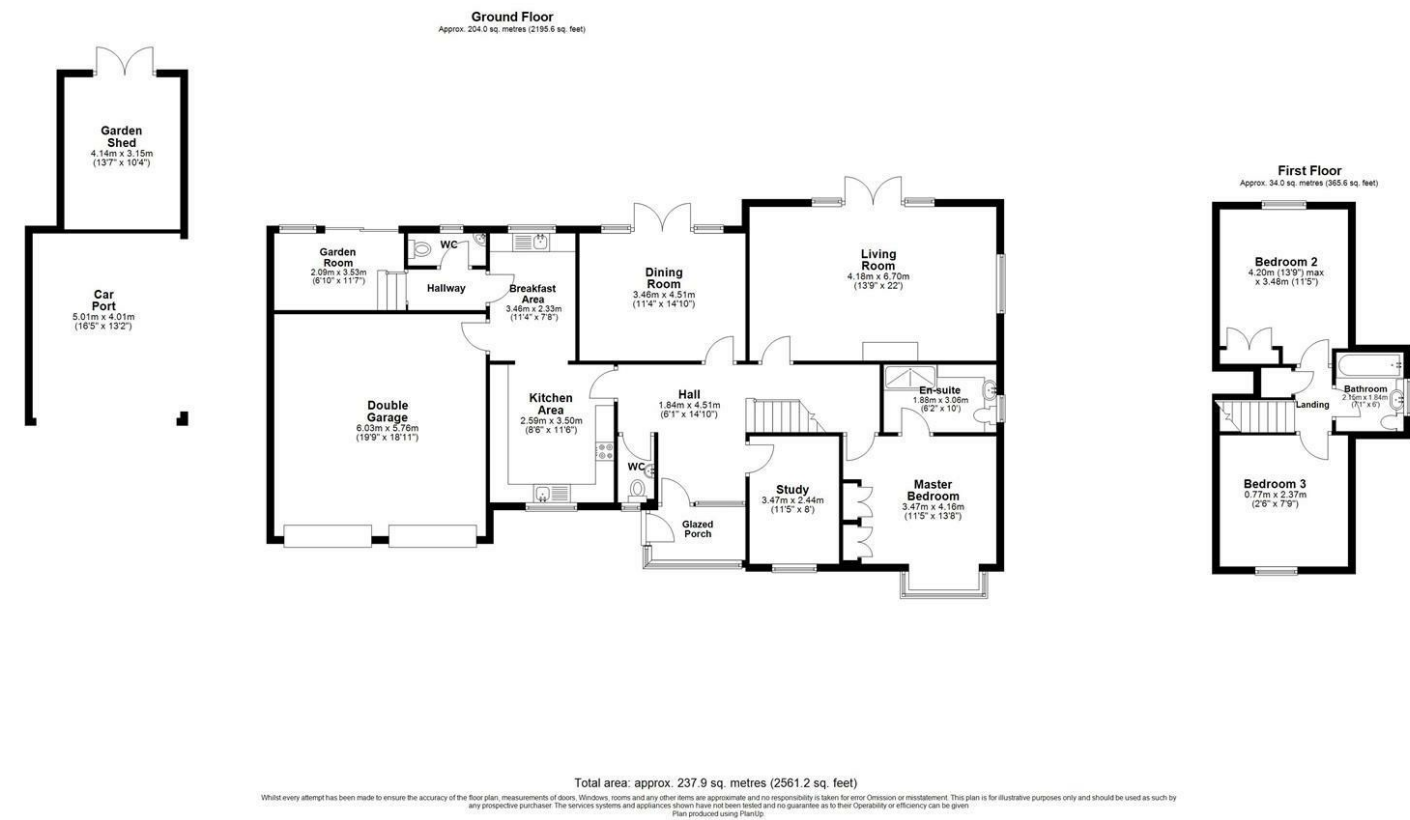


Directions

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. Continue along this road until you reach the traffic lights. Turn right onto Wyke Street/B3081 and continue on this road. Continue along the road where you will find the bottom of the driveway marked by our for sale board on your left hand side.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		