



CHAFFERS
ESTATE AGENTS



Windsor Lane

GILLINGHAM, SP8 4TG

NEW INSTRUCTION A superb, well presented FOUR BEDROOM detached family home with ample parking, garage and rear garden located in the sought after Wyke area of town within easy distance to local schools, shops, countryside walks, bus routes and mainline train station (Exeter-London/Waterloo).

Offers In The Region Of £375,000 Freehold

Council Tax Band: D

Windsor Lane

Gillingham, SP8 4TG



- DETACHED FAMILY HOME
- KITCHEN
- EN-SUITE
- ENCLOSED REAR GARDEN
- FOUR BEDROOMS
- UTILITY ROOM
- FAMILY BATHROOM
- LOUNGE
- DINING ROOM
- AMPLE PARKING

DESCRIPTION

A superb, well presented four bedroom detached family home with ample parking, garage and rear garden located in the sought after Wyke area of town within easy distance to local schools, shops, countryside walks, bus routes and mainline train station (Exeter-London/Waterloo).

This delightful property has been well decorated throughout and offers spacious and versatile accommodation which has been arranged over two floors and in brief comprises of:- Entrance hall with stairs to the first floor; a good sized lounge with a front aspect, laminate flooring, opening onto:- a dining room with double glazed French doors which open onto the rear patio; a well equipped, modern fitted kitchen with a range of floor and wall units, including a built in Hotpoint oven and microwave, gas hob, laminate flooring, spotlights and door to:- utility room which has doors to the garage and rear garden; a downstairs cloakroom completes the layout on this floor. The landing on the first floor leads to:- main bedroom with fitted wardrobes and door to a lovely en-suite shower room; three further good sized bedrooms and a modern family bathroom.

This beautiful family home benefits from gas central heating, double glazing, ample parking, garage and an attractive, private, low maintenance, sunny rear garden.

Internal viewing highly recommended

OUTSIDE

To the front of the property:- Tarmacadam and paved generous sized driveway providing ample off road parking which leads to a single garage with electric door, light and power.

Side gate leading to:-

An enclosed, fenced, attractive rear garden which is predominantly paved for ease of maintenance, small area of lawn, shed, outside tap and outside light.

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 renown 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 - Tel: 0345 034 4569

Council Tax Band: D

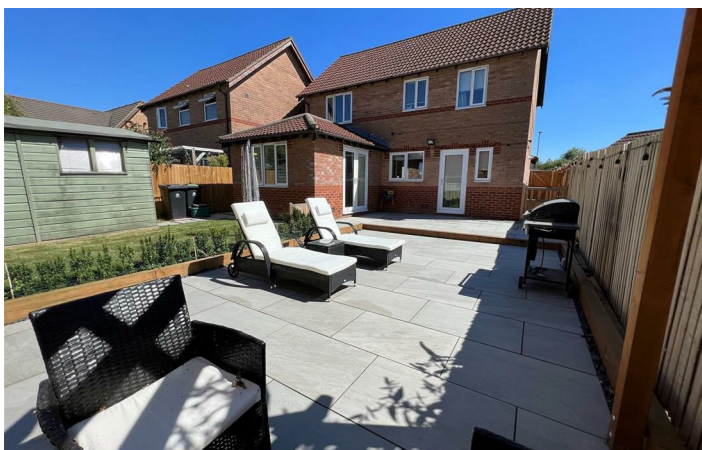
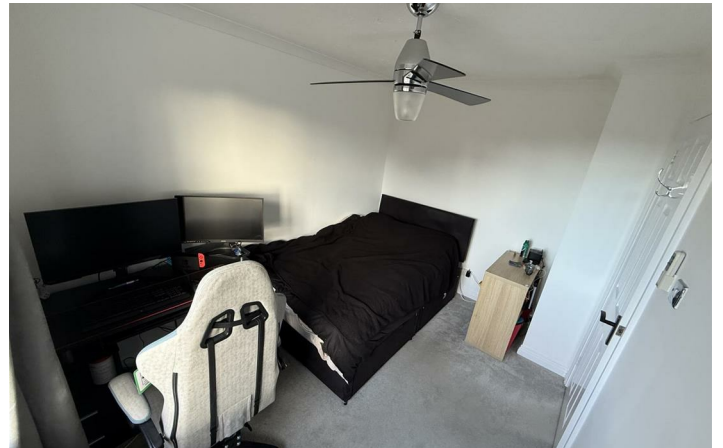
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



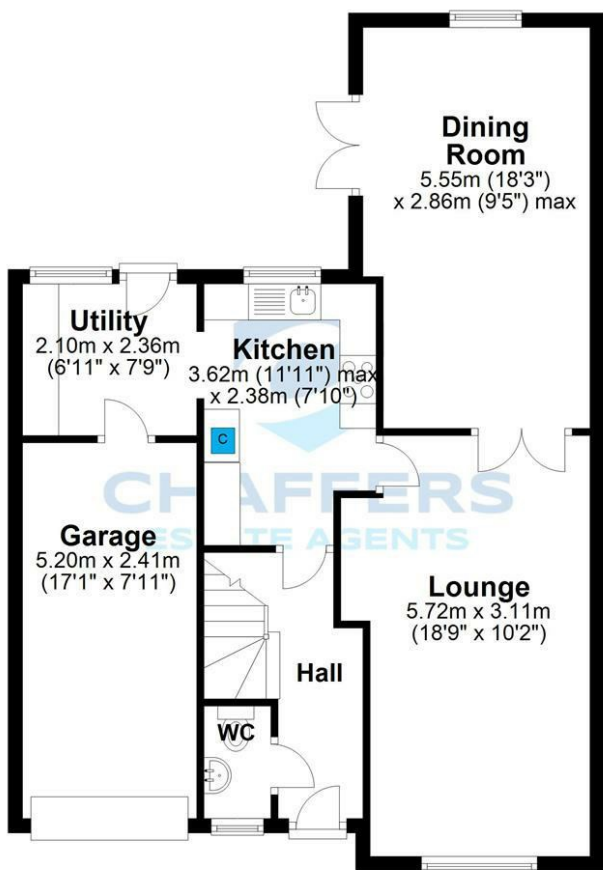
Directions

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. At the traffic lights turn right onto Wyke Street and take the third exit on the left onto Milestone Way. Take the second exit at the mini roundabout onto Windsor Lane where Number 33 can be found on the right hand side.

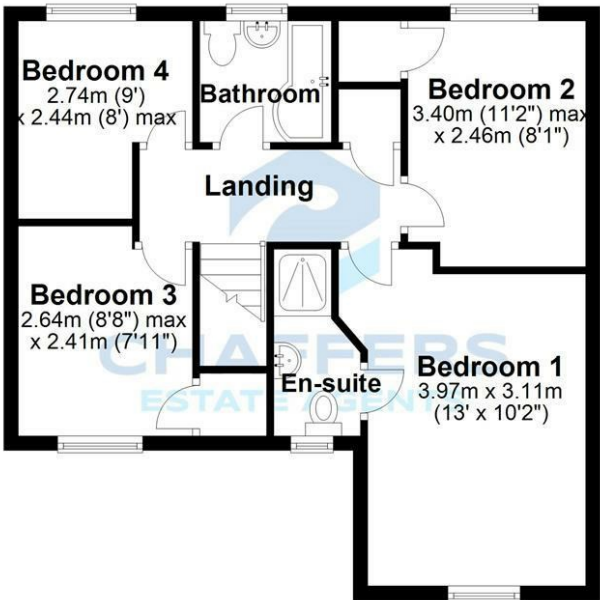


Floor Plan

Ground Floor



First Floor



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 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		86
(69-80) C	76	
(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