



CHAFFERS
ESTATE AGENTS



Hine Close

Gillingham, SP8 4GN

An immaculately presented and spacious four double bedroom detached family home located within a small cul-de-sac position and easy walking distance of the town centre amenities, mainline train station and schools.

£485,000

Council Tax Band: E

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DESCRIPTION

This attractive four bedroom detached house is an ideal family home, offering a fantastic layout with spacious rooms throughout. Situated in a desirable location, the property is perfectly suited to modern family living. The kitchen is well-equipped with a built-in oven and hob, with an extractor over, plus ample space for a fridge/freezer and a dishwasher and island – perfect for both everyday family life and entertaining. The living room provides a bright and inviting space, while the adjoining snug and breakfast rooms offer a more intimate setting for relaxing with patio doors leading out to the rear garden. The study provides a quiet area for work or study, making it perfect for those working from home. Additional practical features include a convenient cloakroom with WC and hand wash basin and a utility room where the boiler is housed, space and plumbing for a washing machine and back door. The master bedroom is generously sized and benefits from an ensuite shower room with shower, WC, window and hand wash basin. There are three further bedrooms, all generously sized and with built in wardrobes, and a family bathroom with shower, bath, WC, window and hand wash basin to serve the remaining rooms. Externally, the property offers a garage and driveway parking to the front with further parking available opposite. The South West facing rear garden is a great space for families to enjoy, with a patio area ideal for outdoor dining, plus a well-kept lawn.

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: E

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 turn right onto High street At the roundabout turn left onto B3081 / Newbury After the 2nd set of traffic lights turn right onto Hine Close. Follow the road round to the right and the property will be found on your left.



Floor Plan



Total area: approx. 161.0 sq. metres (1733.3 sq. feet)

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		97
(81-91) B		
(69-80) C	74	
(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