









Hine Close

Gillingham, SP8 4GN

A well presented and spacious four double bedroom detached family home arranged over three floors and situated within a small cul-de-sac position within easy walking distance of the town centre amenities, mainline train station and schools.

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DESCRIPTION

* Situated in a quiet cul-de-sac and positioned at the end, this impressive four double bedroom detached family home offers almost 2,000 sqft of generous living accommodation and has been meticulously maintained by the current owners. The property is located within walking distance of the town centre amenities, schools and mainline train station and further benefits from ample driveway parking with a tandem garage. The property is immaculately presented throughout offering deceptively spacious accommodation which in brief comprises:entrance hall with door to cloakroom with double glazed window to the front aspect. low level WC and basin; a beautifully proportioned double aspect lounge with feature gas fire and patio doors opening onto the rear garden; dining room overlooking the front; a good sized, well and wall units including an integrated double oven, gas hob with extractor fan above, integrated wine cooler and dish washer; opening to utility room fitted with floor and wall units, integrated

fridge/freezer, sink, integrated washing machine and under-stairs storage cupboard. The first floor landing provides access to:- main double bedroom with front aspect window, built in wardrobes an en-suite with large walk-in shower, low level WC, hand wash basin and built in storage cupboards; second double bedroom with front and rear aspect windows and en-suite with shower, low level WC and hand wash basin; family bathroom with window, bath and overhead shower. low level WC and hand wash basin; airing cupboard. The second floor landing provides access to:- fourth double bedroom with front aspect window and built in wardrobes: third double bedroom with front aspect window; storage cupboard. One of the standout features of Council Authority: Dorset Council ~ Council this property is the private rear garden offering a peaceful retreat where you can unwind and enjoy the outdoors, the multiple seating areas and well maintained borders all around. To the front Energy Performance Certificate: Rated: C of the property there is driveway parking for Agent's notes: Combi boiler is 4 yrs old at least three vehicles with gates to the tandem garage which has an up and over

door, power and lighting and door to the

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.

Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT equipped kitchen fitted with a range of floor gardens also include a useful outside tap, been tested and hence we cannot confirm that they are in working order.

and was last serviced May 2025.



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 and follow the road round to the right and the property will be found on your left.









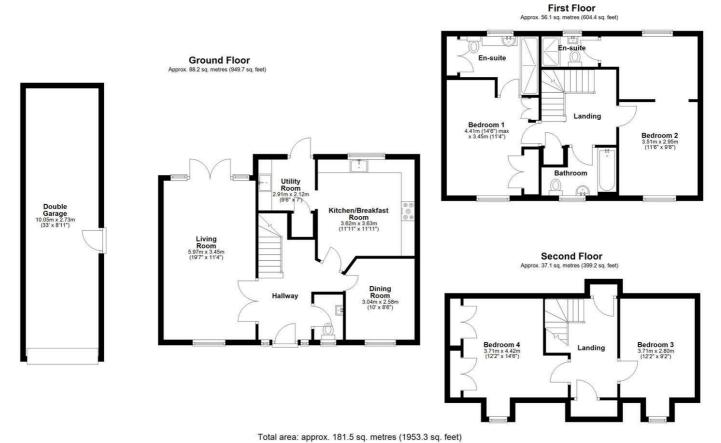








Floor Plan: Not to scale ~ For identification purposes only.



he accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility in purposes only and should be used as such by any prospective purphases. The sandage systems and applicance should be used as such by any prospective purphases.

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Plan produced using Plantup.

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