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ESTATE AGENTS



**Marlott Road
Gillingham, SP8 4FA**

A superb four-bedroom detached family home located in the Peacemarsh area of town within easy distance to local shops, doctor/dentist surgeries, nursery, primary school, country/riverside walks. Access to the A303, town centre and mainline train station (Exeter-London/Waterloo) are approx. 5 minutes drive. EPC Band:- C

**£355,000 Freehold
Council Tax Band: E**

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DESCRIPTION

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As you approach the house, you will appreciate the large parking area, accommodating up to four vehicles, along with a garage for additional storage or parking needs. The well-maintained gardens surrounding the property create a welcoming atmosphere, ideal for outdoor activities or simply enjoying the fresh air. Inside, this well presented home boasts a thoughtful layout that caters to modern family life. The spacious living areas are designed to be both functional and inviting, making it easy to entertain guests or enjoy quiet family evenings. Each of the four bedrooms offers a comfortable retreat, ensuring that everyone has their own personal space.

The accommodation on the ground floor briefly comprises:- Entrance hall with oak flooring, storage cupboard, stairs to the first floor, underfloor heating and doors leading off to:- a well proportioned lounge with feature fireplace housing a coal effect gas fire and double glazed doors opening onto:- dining room with double glazed doors opening onto the garden; a well equipped kitchen/breakfast room fitted with a range of modern floor and wall units with granite worktops including a built in Neff oven, induction hob with cooker hood above, space for fridge/freezer, integrated dish washer, breakfast bar, underfloor heating and door to garden; utility room with wall cupboards, plumbing for washing machine and gas boiler; a downstairs cloakroom with underfloor heating completes the layout on this floor. The landing on the first floor provides access to the loft, airing cupboard and doors off to all rooms. The main bedroom has a built in double wardrobe and door to:- a fully tiled en-suite shower room fitted with a double width tiled shower cubicle with rain head, vanity wash basin, low level WC, extractor fan and underfloor heating; both bedrooms two and three have built in double wardrobes. Bedroom four is a single room with double glazed window to the rear. Finally there is a modern bespoke shower room with double width walk in shower, vanity wash basin, low level

WC, extractor fan, ceiling lights and underfloor electric heating.

The property benefits from gas central heating, double glazing, ample driveway parking, garage, gardens and underfloor heating in the kitchen, hallway, WC, en-suite and main shower room.

OUTSIDE

To the front of the property is a good sized gravelled driveway which provides parking for at least 4 large vehicles with outside light, small area of lawn enclosed with an attractive stone wall and railings. There is also a paved path leading to the front entrance and side gate to:-

An enclosed fenced Southwest facing rear garden which is predominantly laid to lawn including a patio area, trees, shrubs, outside tap and side gate. Also to the rear of the property is a tarmacadam parking space which leads to single garage with personal door to the garden, light and power.

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.

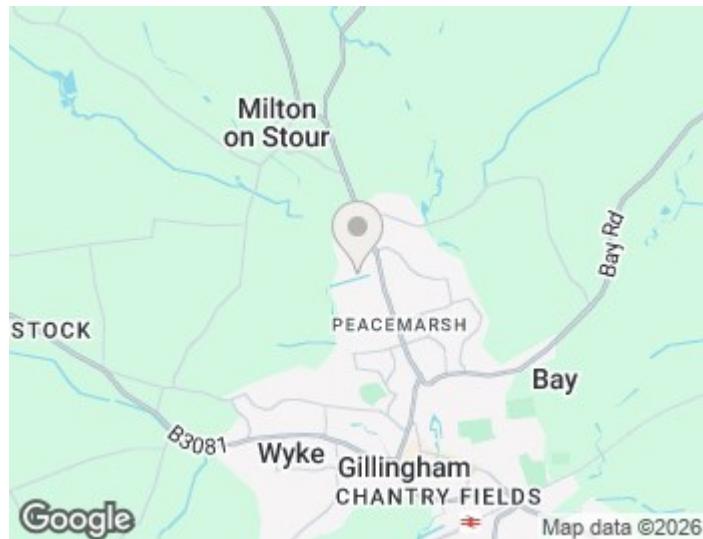
ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ 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

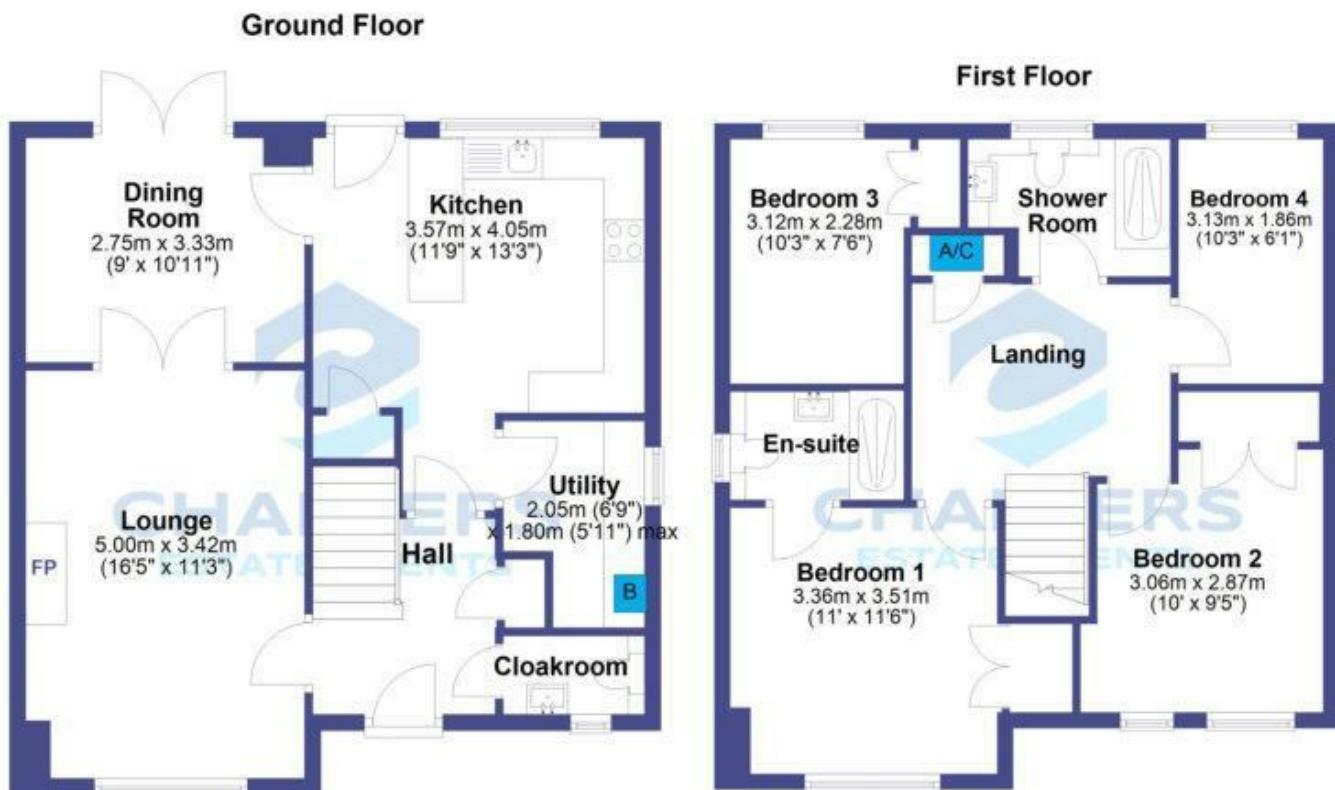


Directions

From our Gillingham office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the 1st exit onto B3092 heading into the Peacemarsh side of town. At the roundabout take the 1st exit onto Marlott Road where the property can be found on the right 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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
 Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	