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17 Freame Way
Gillingham, Dorset

Guide Price £650,000

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Dorset
SP8 4RA

Substantial Extended Four/Five Bedroom Detached House | Double Garage & Off Road Parking | Sunny & Private Rear Garden | High Quality Kitchen Family Room

17 Freame Way is a unique substantial four/five bedroom detached house built of mellow brick elevations under a tiled roof. Located on one of the most popular developments in Gillingham the property has recently been extended by the present owners to create a stunning 22ft x 20ft kitchen family room that's been finished to a very high standard. The rest of the accommodation comprises of a 20ft sitting room, separate dining room, four good sized bedrooms, en-suite shower room, family bathroom, ground floor study/fifth bedroom and cloakroom. The house further benefits from a working wood burner, 19ft x 16ft double garage, ample off road parking and a sunny wrap around rear garden that's wonderfully private. Situated in a cul-de-sac of only 5 properties the property enjoys a quiet and convenient location with local amenities such as a shop and post office, pub and train station all being within walking distance. An abundance of countryside walks are also easily accessible.

This property simply must be viewed to fully appreciate all that's on offer.



APPROACHED Via easy pull in from the cul-de-sac onto a large tarmac driveway providing off road parking for multiple vehicles. A UPVC part glazed front door covered by a pitched tiled storm porch opens into:

ENTRANCE HALL: A bright and airy reception hall with obscure UPVC double glazed panels providing natural light, useful under stairs storage cupboards and shelving, wooden flooring, telephone point, radiator, doors to further rooms, stairs to first floor.

SITTING ROOM (20' x 12'10) Is of impressive proportions with large stone mullion windows with UPVC double glazed panels to front aspect, attractive inset working wood burner with a tiled hearth and wooden mantle creates a cosy focal point, radiator, TV point, UPVC double glazed sliding doors open onto the rear garden.

KITCHEN FAMILY ROOM (22'9 x 20'7) Being the main feature of the house, this room boasts nearly 450 square feet of space and has been thoughtfully designed and extended to create an incredible room for the whole family. The kitchen area has been fitted with a matching high quality range of wall and floor cabinets, drawers and trim with contrasting worktops over, inset 'Rangemaster' double oven with five ring hob and matching extractor fan over, tiled splash backs, integral fridge and freezer, integral dish washer, wine cooler, tall larder cupboard, stone mullion windows with UPVC double glazed panels that over look the rear garden, useful kitchen island provides further storage and counter space, inset sink and drainer unit with chrome mixer tap, space and plumbing for a freestanding washing machine, inset dimmable spotlights. The family room is currently arranged as a second sitting room and dining area with ample space for a large 8 seater dining table and chairs. Tall wall mounted radiators and double glazed lantern provides an abundance of natural light along with concealed LED lights for the evenings, double glazed windows and bi fold doors provides access and outlooks onto the rear garden. A further double glazed door opens to the outside and leads to the double garage.

DINING ROOM (11'5 x 12'3) A good sized room with stone mullion window to rear aspect with double glazed panels, radiator, wooden flooring, ample space for a dining table and chairs.

STUDY/BEDROOM FIVE (11'5 x 8') A room with a range of possible uses, originally intended to be a study but could also serve as a ground floor bedroom if required. Radiator, window to rear aspect, loft hatch.



CLOAKROOM: White suite comprising of a low level wc and a wash hand basin set atop a useful storage cabinet, tiled floor and splash backs, obscure double glazed window, radiator.

LANDING: Stairs rise from ground floor with a stripped wooden hand rail and glazed panels to a bright and open galleried landing area with doors to further rooms, loft hatch, airing cupboard, separate cupboard housing hot water cylinder, stone mullion windows with double glazed panels provide a pleasant outlook over nearby countryside.

MASTER BEDROOM (15'3 x 11'7) A large double bedroom with twin fitted double wardrobes, radiator, stone mullion window with double glazed panels over looks the rear garden, TV point, door into:

ENSUITE SHOWER ROOM: A modern matching white suite comprising of a glazed corner shower enclosure with wall mounted shower fittings, low level wc with concealed cistern, wash hand basin inset to a useful bathroom storage cabinet, fully tiled walls and floor, heated chrome towel rail, obscure double glazed window, extractor fan.

BEDROOM TWO (11'6 x 10'10) Another good sized double bedroom with built in double wardrobe, radiator, TV point, stone mullion window with double glazed panels over looks the rear garden.

BEDROOM THREE (11'9 x 7'10) A small double or large single bedroom with built in double wardrobe, radiator, TV point and stone mullion window with double glazed panels over looking the rear garden.

BEDROOM FOUR (9'5 x 8'2) An adequate double room ideal as a guests bedroom, radiator, stone mullion window with double glazed panels provides a pleasant outlook over nearby countryside.

FAMILY BATHROOM: Matching modern white suite comprising of a panel enclosed bath with wall mounted shower fittings and folding glass screen, low level wc with concealed cistern, wash hand basin inset to a useful storage cabinet, fully tiled walls and floor, obscure double glazed window.



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OUTSIDE: The rear garden is a wonderful feature of the property being of a good but manageable size wrapping around the side and rear of the house enjoying a sunny and private situation. Being laid predominantly to well kept lawn with herbaceous borders planted with a variety of flowering shrubs and trees that provide colour and interest through out the seasons all enclosed by timber panel fencing with a side gate leading to the front. Immediately to the rear of the house is a large area of paved flagstone patio ideal as an outdoor seating area, in the far corner is a useful timber summer house providing useful garden storage. Outside tap, door into garage.

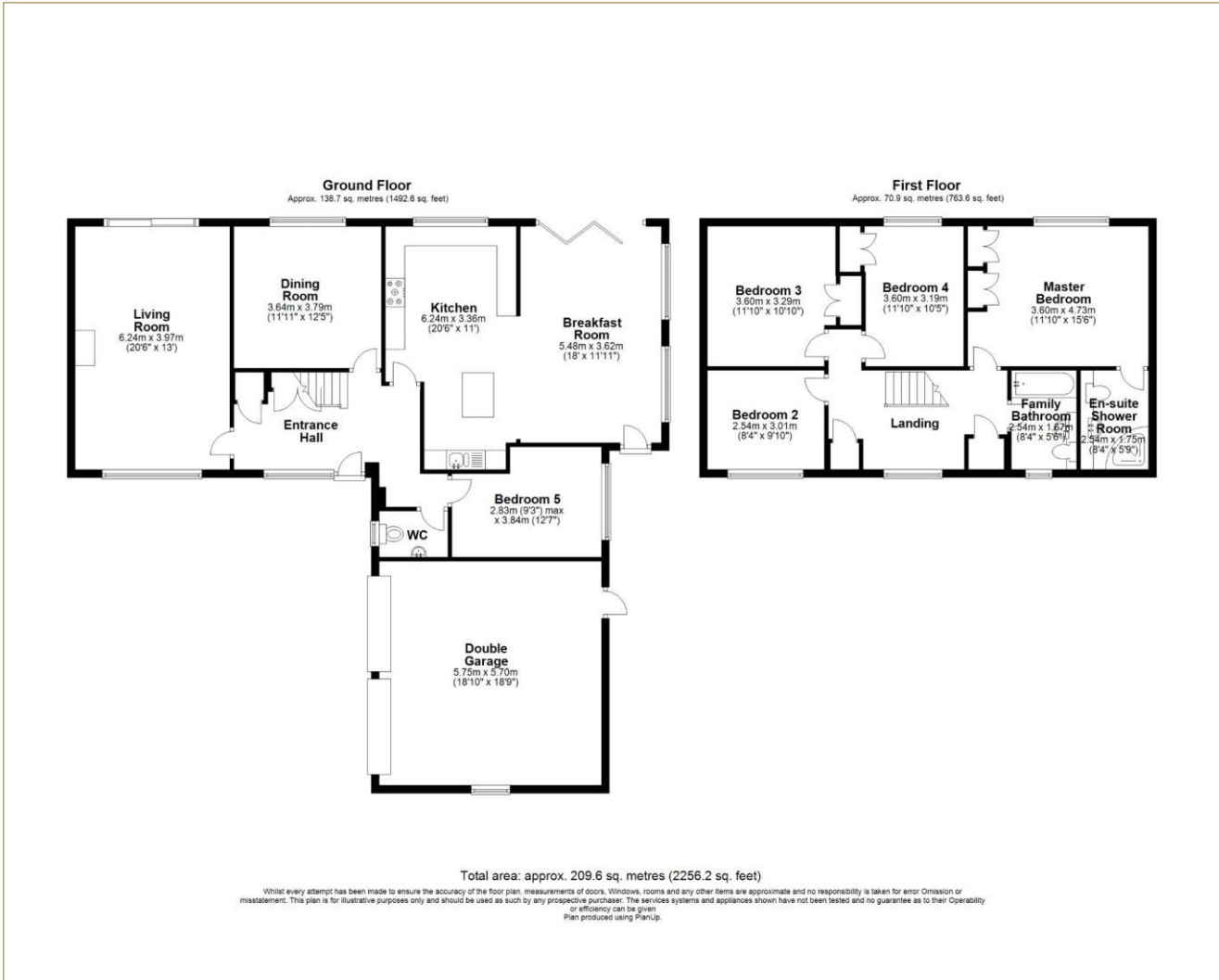
DOUBLE GARAGE (19' x 16'9) A very good sized double garage with twin metal up and over doors, light and power, pitched roof provides addition storage space.

Tenure: Freehold
Council Tax Band: E
EPC Rating: TBC

Services: Mains Gas, Electric, Water, Mains Drainage, TV, Telephone and Wifi.

Viewings strictly by appointment only





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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