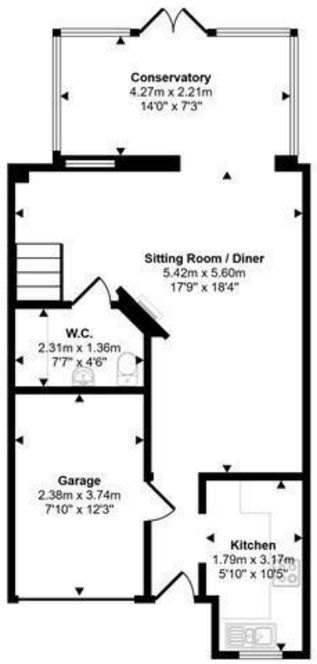
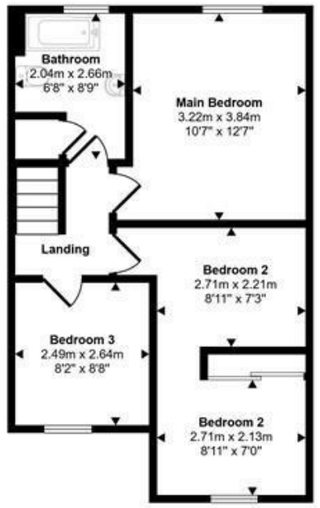
Approx Gross Internal Area
99 sq m / 1063 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft

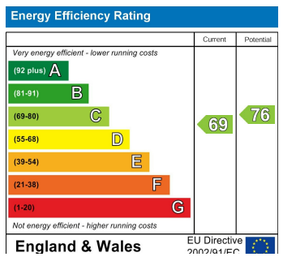


First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Asking Price
£275,000

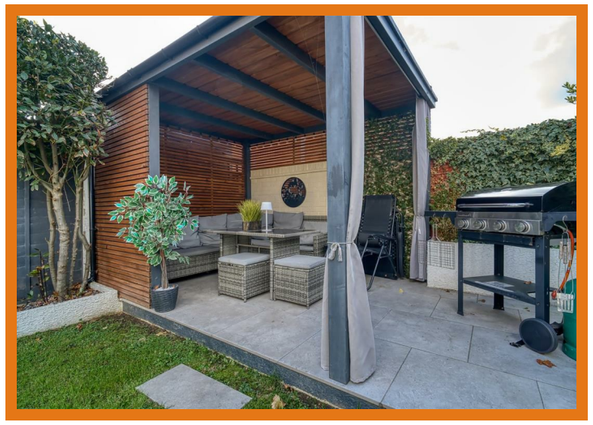
Stylish, contemporary and finished to an exceptional standard throughout, this is a home to fall in love with the moment you step through the door. This three bedroom semi-detached house has been beautifully transformed by the current owners, with striking modern interiors, a fabulous open plan living space and a landscaped rear garden with its own covered pergola seating area. With a garage, driveway parking and a popular location close to Gillingham town centre and the mainline railway station, it simply ticks every box.

Inside, the space flows wonderfully. A sleek high gloss kitchen with integrated dishwasher and underfloor heating leads from the entrance hall, while the impressive sitting and dining room, measuring over 18ft, is finished with gleaming high gloss flooring, feature walls and a media wall with electric fire. The living space continues through to the extension, with French doors out to the garden, creating a bright and sociable space perfect for both relaxing and entertaining. There is also a downstairs WC with utility space. Upstairs, the main bedroom is a good sized double, and bedroom two is a generous room split into two areas by built-in cupboards, each large enough for a double bed. Bedroom three is a further smaller double, and the bathroom has been stylishly retiled.

Outside, the rear garden is a great size and has been beautifully landscaped, with a stepping stone path leading to a pergola, the perfect spot for alfresco dining and summer evenings. With mature planting and no overlooking, it is a private retreat to enjoy all year round. Gillingham offers a wide range of amenities, and its mainline railway station provides direct services to London Waterloo and Exeter St Davids. This is a home that must be viewed to be truly appreciated













The Property

Inside
Ground Floor – second paragraph
The sitting and dining room is a superb open plan space of over 18ft, with high gloss flooring that continues through into the extension. The sitting area has a media wall with an electric fire as its focal point, along with stylish feature walls, and there is ample room for a dining table. The extension has French doors opening onto the garden, and a window between the sitting and dining room and the extension allows light to flow through the living space. Part of the garage has been converted to create a downstairs WC, which has underfloor heating and plumbing for a washing machine and tumble dryer, providing a useful utility space.

First Floor
Stairs rise to the landing with doors leading off to all three bedrooms and the bathroom. There is access to the loft, which is boarded. The main bedroom is a good sized double room overlooking the rear garden. Bedroom two is a generous room, split into two areas by built-in cupboards, with each area large enough for a double bed. This creates a really flexible space that could be used as a large double bedroom with a dressing area, or a bedroom with a home office. Bedroom three is a smaller double room. The bathroom has been recently retiled, with new flooring, and is fitted with a bath, wash hand basin and WC.

Outside
Garden
The rear garden is a great size and has been nicely landscaped by the current owners. It is laid mainly to lawn, with a stepping stone pathway leading to a pergola, which provides a covered area with room for seating. There is mature planting throughout, and the garden has been well looked after. It is not overlooked, providing a private space for relaxing and entertaining, and side access leads out to the road.

Garage and Parking
The property benefits from a driveway providing parking for one car in front of the single garage, which can also be accessed from the entrance hall. There is on street parking available nearby.

Useful Information
Energy Efficiency Rating [TBC]
Council Tax Band C
Gas Central Heating
Mains Drainage
Freehold
Vendors will need to find onward purchase

Location and Directions
Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode – SP8 4UP

What3words – windpipe.accordion.onlookers

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.