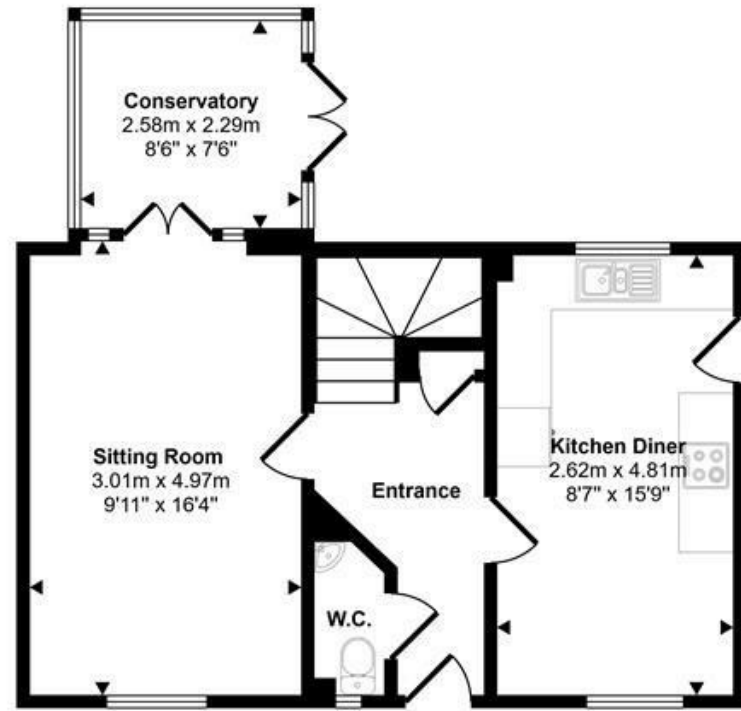
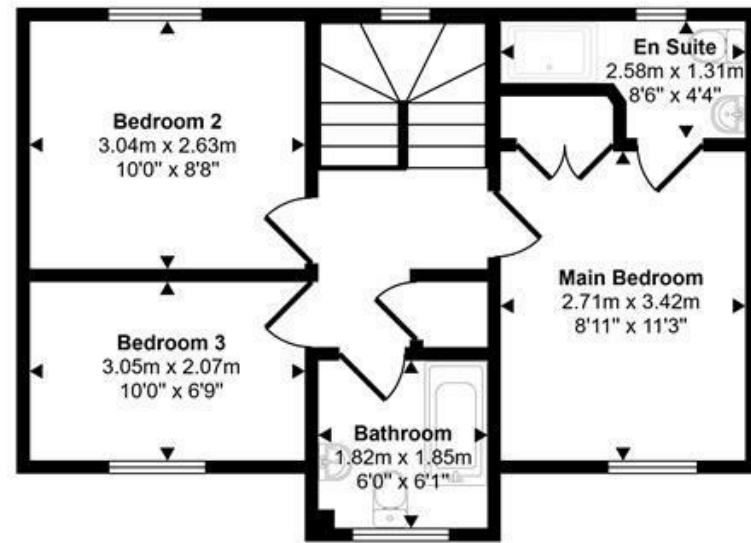


Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 39 sq m / 425 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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Morton • New

selling and letting properties



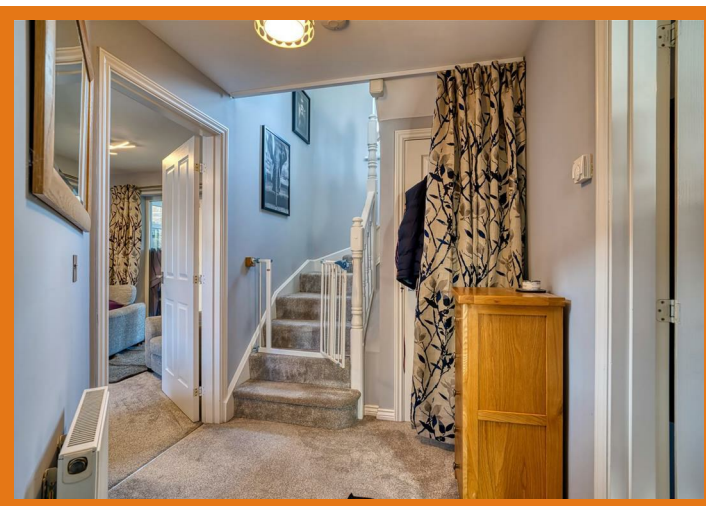
Jay Walk
Gillingham

Offers In Excess Of
£305,000

The accommodation is a well-presented detached family home, ideally positioned just off the Square in Gillingham and within walking distance of the primary school, making it a particularly convenient and accessible choice for families. Enjoying a tucked-away yet central setting, the property combines the benefits of town living with a sense of privacy. Having been owned for nine years, the home has been carefully maintained and thoughtfully improved by the current owners, most notably with the creation of an open plan kitchen/diner, enhancing both the overall layout and the ease of day-to-day family life.

Arranged over two floors, the property provides balanced and well-proportioned accommodation throughout. The ground floor offers comfortable and sociable living space, including a bright conservatory that overlooks the garden and adds a versatile additional reception area. Upstairs, three well-sized bedrooms provide flexible space for family members, guests or home working, complemented by both a family bathroom and en suite to the main bedroom.

Externally, the home continues to impress with a secure south-west facing rear garden, ideal for enjoying afternoon and evening sun, along with the added benefit of garage and parking. All of this is set within easy reach of local amenities, schooling and transport links, making it a practical and appealing home in a highly convenient town location.



Accommodation

Inside

A welcoming entrance hall provides access to the principal ground floor rooms and a useful downstairs W.C., with stairs rising to the first floor.

The sitting room is well-sized and enjoys a pleasant outlook to the rear, with double doors opening into the conservatory, creating a natural flow of space and an additional reception area overlooking the garden. The conservatory provides a versatile space, ideal as a dining area, playroom or further sitting space, with direct access outside.

To the front of the property, the kitchen/diner has been opened up by the current owners to create a sociable and practical room, offering ample space for dining and everyday family living.

Upstairs, the main bedroom

benefits from an en-suite shower room, while two further bedrooms are served by a family bathroom. The layout offers comfortable accommodation for a growing family or those needing additional space for guests or home working.

Outside

The rear garden is south-west facing, enjoying afternoon and evening sun, and is securely enclosed by wall and fencing, creating a safe and private environment. Laid mainly to lawn with a patio seating area, it offers an ideal space for outdoor dining and family use. A gate provides access to the parking space and garage which has electric.

To the front, the property enjoys an attractive approach and driveway parking to the side of the garage.

Useful Information

Heating: Gas
Drainage: Mains

Windows: uPVC
EPC Rating: TBC
Council Tax Band: D
Tenure: Freehold
Vendors need to find an onward purchase

Location and Direction

The property is situated on a popular development, within walking distance to a primary school, supermarket, vets, garden centre and petrol station with attached shop. The mainline train station serving London Waterloo and Exeter St. David's is also within easy reach as is the town centre where there is full range of independent shops and chain stores, as well as doctor and dentist surgeries and schooling for all ages. There are also a number of private schools not far from the town. Postcode - SP8 4WE
What3words -
///telephone.magically.grit

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.