NUBELLA
ESTATES







Anglers Road

Gillingham SP8 4YR

An attractive and modern four bedroom detached family home, built circa 2022/2023, offering beautifully presented accommodation throughout including an attached garage and enclosed rear garden. Conveniently positioned close to local shops, a garden centre and petrol filling station, with Gillingham town centre, amenities and mainline railway station within easy distance. EPC Band:- B



£425,000 Freehold







The Property

An attractive and modern four bedroom detached family home, built circa 2022/2023 and beautifully presented throughout. The property offers spacious, well planned accommodation ideally suited to modern family living, complemented by an attached garage, driveway parking and an enclosed rear garden.

The Accommodation

A welcoming entrance hall provides access to the principal ground-floor rooms, with stairs rising to the first floor and a useful understairs storage cupboard.

At the heart of the home is the impressive open plan kitchen/dining room, creating a lovely space for both everyday family life and entertaining. The modern kitchen is fitted with a range of units and integrated appliances, including a built in double oven, induction hob with cooker hood above, complemented by inset ceiling spotlights. The adjoining dining area enjoys plenty of natural light, with double-glazed doors opening directly onto the rear garden.

The spacious sitting room is light and airy and features an attractive bay window. A separate study provides an ideal space for those working from home, while a convenient ground floor cloakroom/WC/utility room completes the accommodation on this level.

On the first floor, the landing provides access to all bedrooms and the family bathroom, together with a useful airing cupboard. The main bedroom is a generous double with fitted wardrobes and the added benefit of an en-suite shower room. Bedroom two is another good sized double bedroom with built in wardrobes, while two further well proportioned bedrooms provide excellent flexibility for family or guests.

The family bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Outside

To the front, the property is attractively bordered by established hedging and shrubs, with a tarmacadam driveway providing off road parking and leading to the attached single garage. There is also an outside light and an EV charging point.

A side gate provides access to the enclosed rear garden, which has been thoughtfully designed for ease of maintenance. The garden is enclosed by walling and fencing and features a gravelled seating area, a separate paved patio and established flower and shrub borders. Further benefits include an outside light, water tap and external power point.

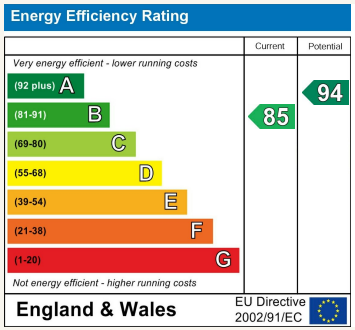
Conveniently positioned close to a range of local amenities, including shops, a garden centre and petrol filling station, whilst Gillingham town centre and mainline railway station are also within easy reach.

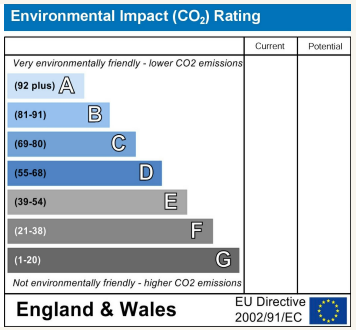
Location

What Three Words:- ///downturn.funky.bead Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer.

Additional Information

Services : Mains Water, Gas, Electricity and Drainage. Council Authority : Dorset District 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. Agent's Notes : All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI. Energy Performance Certificate : Rated:- B





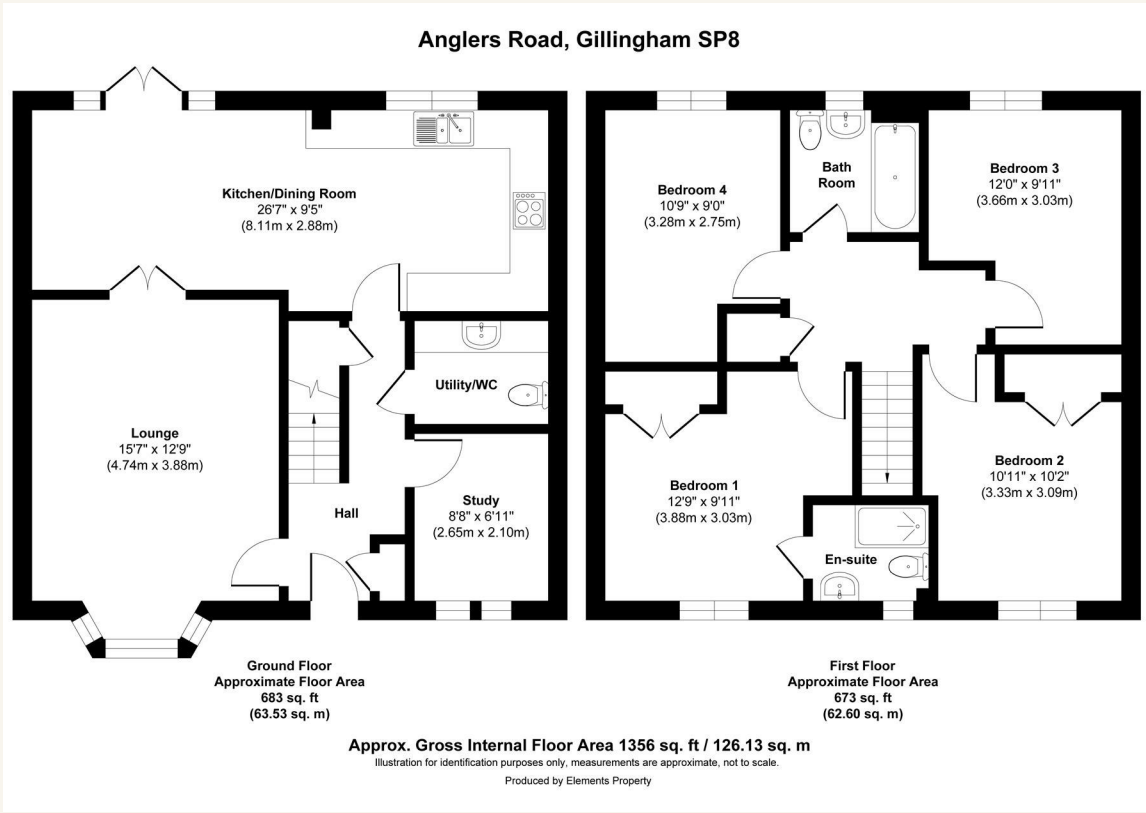








Local Authority **Dorset**
Council Tax Band **E**
EPC Rating **B**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.