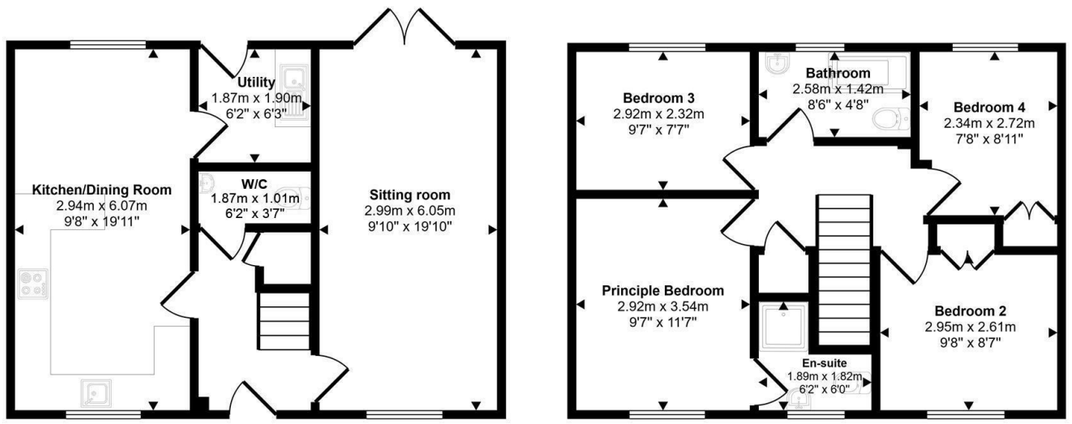
# Morton • New

selling and letting properties



Approx Gross Internal Area
98 sq m / 1053 sq ft




Ground Floor
**Approx 49 sq m / 529 sq ft**




First Floor
**Approx 49 sq m / 524 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.

## Cypress Way
## Gillingham

## Offers In Excess Of
## £350,000

***DETACHED FAMILY HOME***FOUR BEDROOMS/HOME OFFICE***PARKING FOR THREE CARS***NEW BUILD***SUNNY AND PRIVATE GARDEN***

A great opportunity to purchase this beautifully finished, four bedroom, detached family home, situated in Gillingham Dorset. Located within walking distance of the town centre and train station, this home is perfect for commuters and those who love having local shops, cafes, and amenities close at hand. Furthermore, the added bonus of no onward chain, makes moving in is hassle-free.

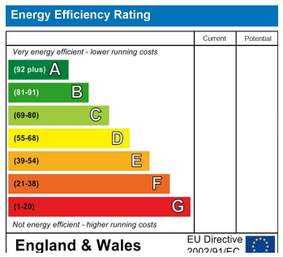
Inside, the property offers an inviting and spacious sitting room, featuring patio doors opening out to the rear garden. The open-plan kitchen is a real highlight, providing plenty of room for both cooking and dining, complete with a range of integrated appliances and abundant eye and floor level storage for all your needs. For added convenience there is a separate utility room and downstairs WC. Upstairs offers four generously sized bedrooms. Bedrooms two and three are complete with built in storage. The principle bedroom features an en-suite bathroom with a shower.

Outside, there is a sunny and private aspect garden, predominantly laid to lease with a sun terrace – perfect for outside dining and entertaining. A side gate offers easy access to the front of the property. With a combination of modern living and practical features, this home provides everything you need for comfortable family life.

Don't miss the opportunity to make this beautiful house your new home.


**Restways**
**High Street**
**Gillingham**
**Dorset**
**SP8 4AA**

**t. 01747 824 547**
**gillingham@mortonnew.co.uk**
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**The Property**

**Accommodation**

**Inside**
Ground Floor
Upon entering the property there is a spacious and welcoming entrance hall with doors to the sitting room, kitchen/diner, WC and stairs rising to the first floor. There is a bright and spacious sitting room, complimented by a fire place and patio doors out the the rear garden. The kitchen is well equipped with an abundance of eye and floor level storage and integrated appliances. There is also an electric hob, oven and extractor fan. For added convenience there is a utility room with additional storage, a sink and drainer, fridge/freezer and a door leading out to the back garden.

First Floor
Stairs rise to the first floor with doors to the four bedrooms and family bathroom. All four bedrooms are generously sized, three of which are comfortable doubles. The principle bedroom is bright and spacious, benefitting from an en-suite bathroom with a shower, pedestal style wash hand basin and a low level WC. Bedroom Two and three benefit from built in storage. The family bathroom offers a bath, vanity style wash hand basin and a low level WC.

**Outside**
Parking
There is parking for three or more cars on the driveway. As well as a first come serve parking bay opposite the property.

Garden
The garden enjoys a sunny and private aspect and is predominately laid to lawn with a good sized sun terrace - perfect for outside dining and entertaining. There are mature shrubs and trees surrounding the boarder. There is also a side gate both sides.

**Useful Information**
Energy Efficiency Rating C
Council Tax Band tba
UPVC Double Glazing
Under Floor Heating
Air Source Heat Pump
Freehold

**Directions**

**From the Gillingham Office**
Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road. Right again into Turners Lane and left into Cypress Way. Cypress Way will be found on the right hand side on the corner.
SP8 4BY

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.