



**Connells**

The Maltings Cross Roads  
Bourton GILLINGHAM



## Property Description

Positioned centrally within a quiet cul-de-sac and benefitting from Bourton's idyllic scenery is this meticulously maintained and particularly spacious three-bedroom detached chalet bungalow.

Boasting driveway parking, a large single garage and excellent proximity to amenities; this gorgeous home exudes a comforting and homely feel with additional improvements such as the installation of fourteen solar panels on the South-West facing roof. It is surrounded by delightfully landscaped gardens where you can soak up the sun whilst enjoying some far-fetching views of the surrounding countryside. Call us today to book your viewing!

### Ground Floor

#### Entrance Hall

The entrance hall has a radiator, smoke alarm and storage cupboard.

#### Lounge

The lounge has two windows to the front of the property and sliding doors to the conservatory. It has a radiator, understairs storage, ceiling fans and an electric fireplace.

#### Kitchen

The kitchen has a window to the side of the property, a window to the conservatory and a door to the conservatory. It has both wall and base units, an integrated hob and oven, a one bowl sink and drainer, a storage cupboard, radiator and space for a washing machine, dishwasher and fridge freezer.

#### Dining Room

The dining room has a window to the conservatory and a radiator.

#### Cloakroom

The cloakroom has a frosted window to the side of the property. It has a WC and a hand wash basin with a vanity unit.

#### Conservatory

The conservatory has nine windows to the rear garden, three frosted windows to the side of the property and two doors to the rear garden.

### **Bedroom 3**

Bedroom 3 has a window to the front of the property and a radiator.

### **First Floor**

#### **Landing**

The landing has a loft hatch and a smoke alarm.

### **Bedroom 1**

Bedroom 1 has two windows to the rear of the property, an integrated triple wardrobe and a radiator.

#### **Dressing Room**

The dressing room has a window to the front of the property, overstairs storage, an integrated double wardrobe and a radiator.

### **Bedroom 2**

Bedroom 2 has a window to the side of the property and a window to the rear of the property. It has an integrated triple wardrobe, an integrated double wardrobe and a radiator.

#### **Bathroom**

The bathroom has three frosted windows to the rear of the property. It has a shower cubicle, a bath with mixer taps, a WC, hand wash basin, an airing cupboard and a radiator.

### **Outside**

#### **Front Garden**

The front garden has a single garage, driveway parking, access to the rear garden and a lawn area.

#### **Rear Garden**

The rear garden is patio to lawn. It has mature shrubs, fence and brick borders, two sheds, a greenhouse, an external tap, external light, a gazebo, varying fruit trees, a pond, access to the field at the rear of the property, access to the front of the property and a personnel door to the garage.

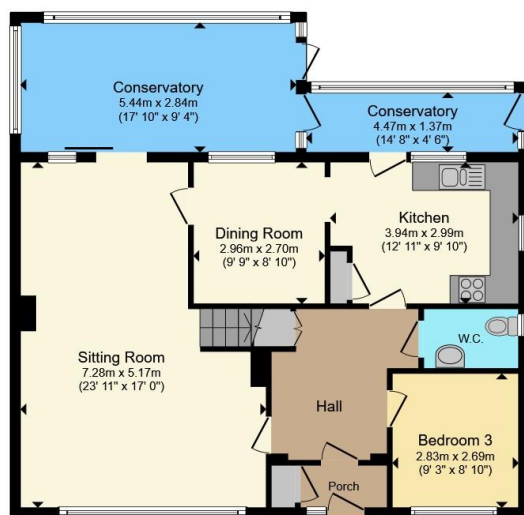
#### **Single Garage / Workshop**

The single garage / workshop has power.





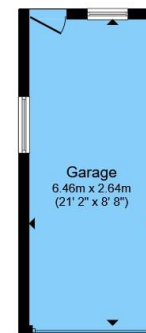




**Ground Floor**



**First Floor**



**Garage**

Total floor area 174.0 m<sup>2</sup> (1,873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/GIL306627](http://connells.co.uk/Property/GIL306627)**



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Property Ref: GIL306627 - 0005