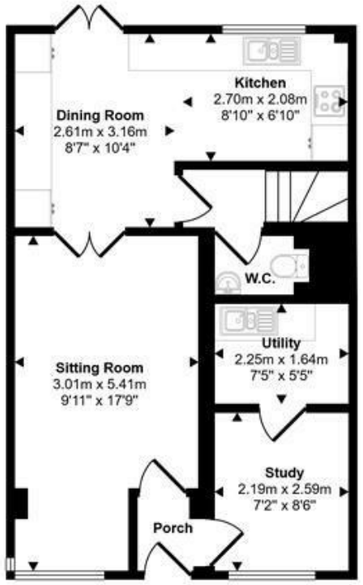
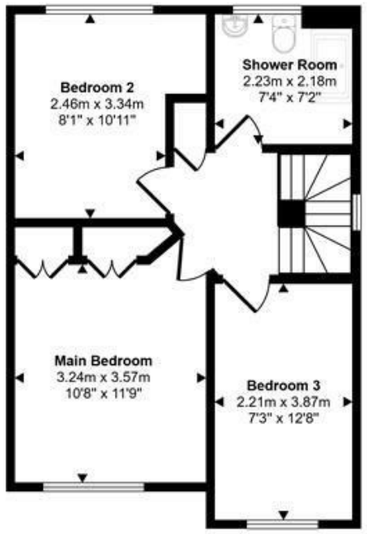
Approx Gross Internal Area
92 sq m / 987 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 44 sq m / 475 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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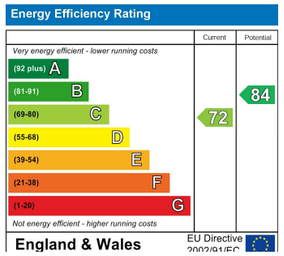

Morton • New

selling and letting properties

Bryony Gardens
Gillingham

Asking Price
£290,000

A well presented three bedroom detached house situated in the popular Wyke area of Gillingham, one of the most sought after parts of town and within easy reach of open countryside walks. Gillingham sits within the Blackmore Vale and offers a good range of everyday amenities including supermarkets, independent shops, cafes, a leisure centre and a well regarded secondary school. North Dorset's only mainline railway station is conveniently close by, with direct services to London Waterloo and Exeter, whilst the A303 is within easy reach for onward road connections.

Thoughtfully remodelled and improved by the current owners over seven years, the accommodation extends to approximately 987 square feet across two floors. On the ground floor the layout has been reconfigured to create a sitting room, a kitchen diner, a utility room, a study and a ground floor WC. Upstairs three bedrooms are served by a shower room. During their ownership the current owners have updated the kitchen / dining room, bathroom and have also converted the garage into a utility room and study.

Outside, a south facing rear garden has been attractively landscaped by the current owners and is fully enclosed. Off road parking for two vehicles is available to the front of the property.

The Property

Inside

Ground Floor
A porch leads through to the sitting room, a good sized reception space with a pleasant outlook to the front. The kitchen diner has been updated and fitted with modern gloss units and laminate worktops, with an eye level electric oven, electric hob with extractor and an under counter wine fridge. A window overlooks the rear garden and French doors lead directly outside, making it a bright and sociable everyday space.
Off the main living areas, a converted garage now creates a useful utility room and study, both practical additions to the layout. A ground floor WC completes the accommodation at this level.

First Floor
Stairs rise to the first floor landing where three well proportioned double bedrooms are found. A shower room serves all three rooms.

Outside

Garden
A south facing rear garden has been attractively landscaped by the current owners and is fully enclosed by a combination of brick walling and timber fencing. Laid mainly to paving and slate chippings with raised planters and stepping stone pathways, it is a low maintenance and well considered outdoor space.
Parking
Off road parking for two vehicles is available to the front of the property.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Gas Fired Central Heating
Fibre Broadband
Mains Drainage
Upvc Double Glazing
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 4TR

What3words
///generally.roadmap.dwell

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.