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ESTATE AGENTS









Sunningdale Lodden,

, Gillingham, SP8 4JY

A deceptively spacious three double bedroom detached family home built circa 1930's set in approx. 1/3rd of an acre. Located on the Shaftesbury side of town, the property is within easy walking distance to the town centre, amenities, local schools and mainline train station. EPC Band:- E

Offers Over £340,000 Freehold

Council Tax Band: D

Sunningdale Lodden,

, Gillingham, SP8 4JY

3 1 2 E

DESCRIPTION

A deceptively spacious three double bedroom detached family home built circa 1930's set in approximately a third of an acre. Located on the Shaftesbury side of town, the property is within easy walking distance to the town centre, amenities, local schools and mainline train station (Exeter-London/Waterloo). This wonderful home benefits from a generous sized garden with garage, off road parking for several cars, outbuildings and shed. There is huge amount of potential to enhance the interior and exterior and scope to extend the property (subject to planning permission) making it a fantastic project perfect for a variety of buyers.

The accommodation is arranged over two floors and in brief comprises:- Entrance hall with stairs to the first floor and doors to:- a double aspect lounge featuring a lovely bay window, fire place housing a gas fire and double glazed door to garden; double aspect dining room with laminate flooring, picture rail and door to:- double aspect kitchen/breakfast room fitted with a range of floor and wall units including a range style cooker with cooker hood above, plumbing for washing machine, integrated fridge, understairs cupboard, pantry with double glazed window, door to rear porch (which is not double glazed) and double doors to:- utility room with floor and wall units, plumbing for washing machine, space for tumble drier and a glow worm gas boiler; a downstairs cloakroom completes the layout on this floor.

The landing on the first floor has doors to all rooms including an airing cupboard and access to the loft. There are three good sized double bedrooms with bedroom three benefitting from fitted double wardrobes and a vanity sink. Finally there is a fully tiled shower room fitted with a white suite comprising:- double width tiled shower cubicle, twin vanity sink units, low level WC, chrome radiator/towel rail and ceiling lights.

OUTSIDE

The property is approached from the main road via a five bar gate which opens onto a large parking area for several cars and leads to:-

Single garage with double doors.

A large and generously proportioned garden, beautifully enclosed by mature hedging and fencing to provide a small degree of privacy. The garden features a raised decked area, ideal for al fresco dining and outdoor entertaining, with steps leading down to an attractive and ornate pond area that creates a charming focal point. Beyond this lies a well-maintained lawn bordered by a variety of established trees and shrubs, offering colour and interest throughout the seasons. Additional features include a useful garden shed and a delightful summer house, perfect for relaxation or hobbies. Completing the space is a gazebo-covered, brick-paved patio area ideal for BBQ'S, outside lighting and an external tap, making this an exceptionally versatile and inviting outdoor setting for both everyday enjoyment and social gatherings.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: D

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.

Energy Performance Certificate: Rated: E



Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the mini roundabout take the first exit onto Newbury/B3081. Keep in the left hand lane and at the traffic lights, going over the railway bridge, continue onto Shaftesbury Road. Just before the next set of traffic lights, the property can be found on the right hand side (opposite King John road). Postcode:- SP8 4JY.

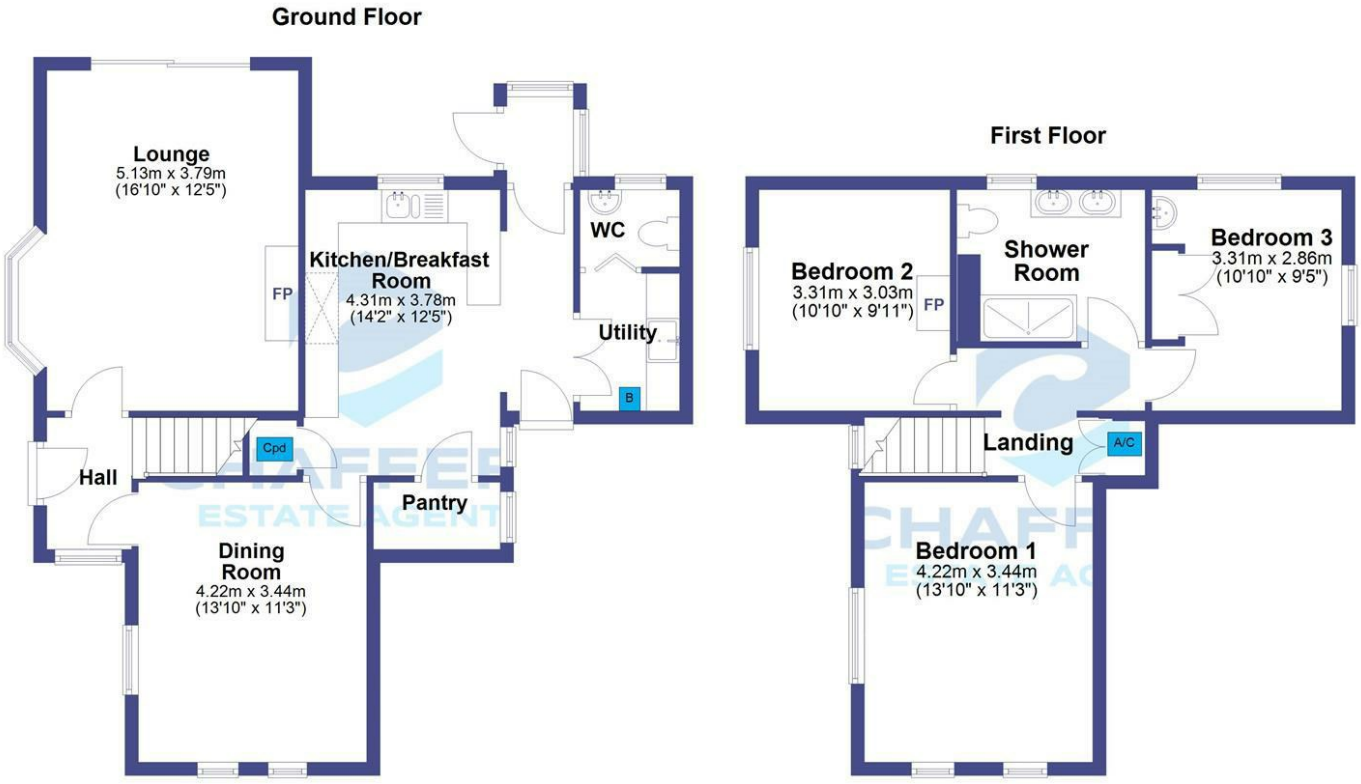




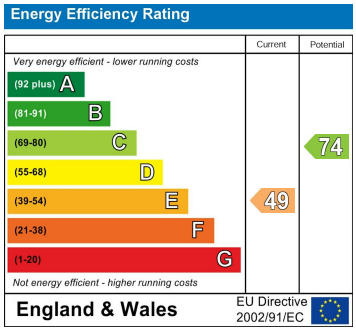





Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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