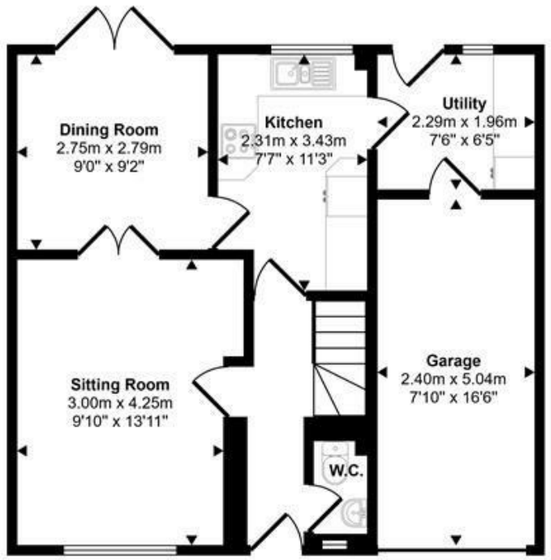
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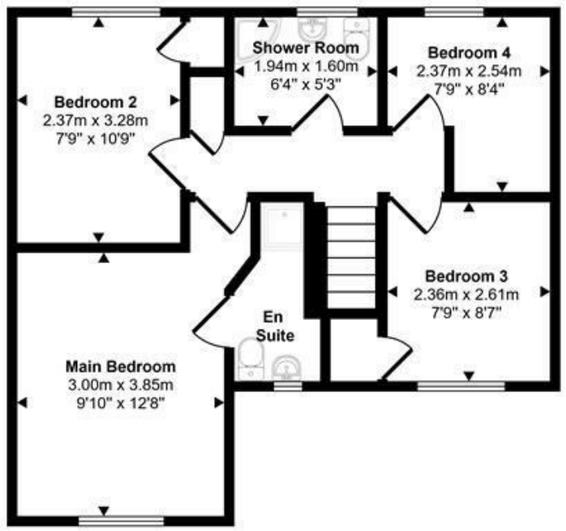
selling and letting properties



Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 47 sq m / 503 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.

Windsor Lane
Gillingham

Asking Price
£420,000

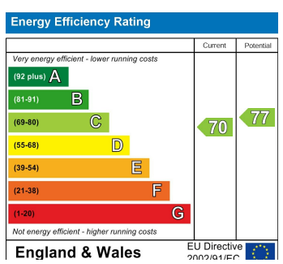
A four-bedroom detached home tucked away at the end of a quiet cul de sac, with an integrated garage, driveway parking for two cars and a private rear garden, offered to the market with the added benefit of No Onward Chain. Set within an established and peaceful residential area of Gillingham, just a couple of minutes' walk from Wyke Primary School and within comfortable walking distance of local amenities, this home offers a lovely balance of tranquillity and convenience.

Built in the 1990s, the property provides well proportioned family accommodation throughout. This includes an entrance hall with downstairs WC, a sitting room with decorative fireplace opening through to a dining room with French doors to the garden, a kitchen and a utility room. Upstairs there are four bedrooms, three with fitted cupboards, including a very good sized main bedroom with a generous en-suite, along with a family shower room that was fully updated around three years ago. The property benefits from uPVC double glazing throughout. Outside, there is a brick driveway for two cars leading to the integrated garage, and a private rear garden with lawn, patio, mature planting, a summer house and a shed.

Windsor Lane enjoys a desirable position within the popular Wyke area of Gillingham, well placed for local schools and within easy reach of the town centre and its range of amenities. Gillingham also benefits from a mainline railway station with services to London Waterloo and Exeter St Davids, making the location particularly convenient for commuters and those needing wider transport links.

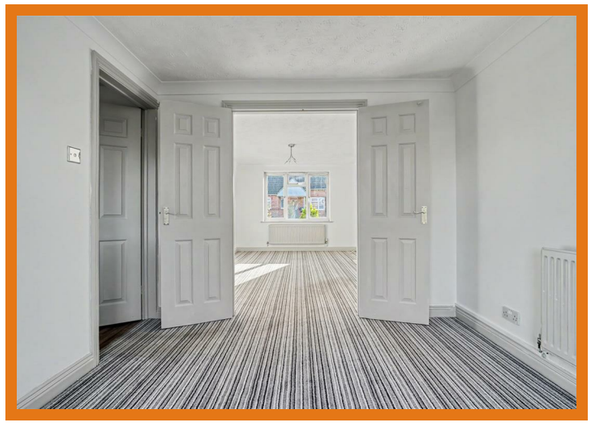
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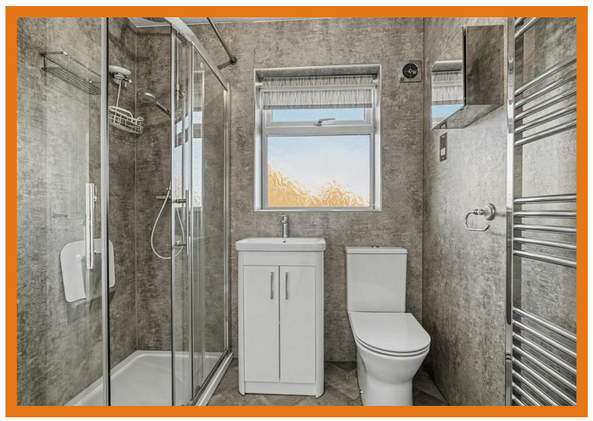


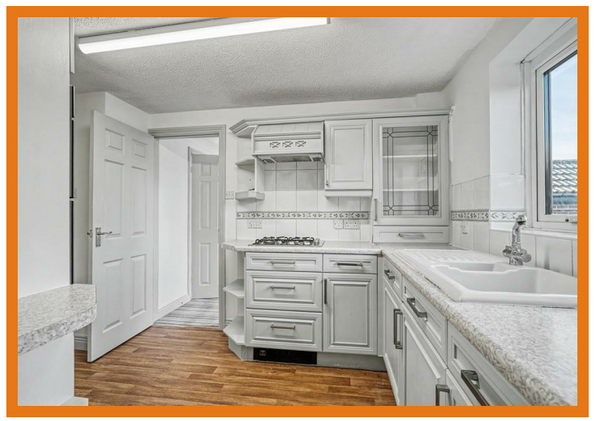












The Property

Inside
Ground Floor
The property is approached over the brick driveway, with the front door opening into the entrance hall. Stairs rise to the first floor, and doors lead off to the sitting room, the kitchen and the downstairs WC. The Honeywell heating controller is also located here. The sitting room is a good sized reception room with a window to the front and a decorative fireplace as its focal point. Double doors lead through to the dining room, which has French doors opening out onto the patio and rear garden. The kitchen enjoys a view over the rear garden and is fitted with a range of floor and eye level units with work surfaces and a tiled splashback. There is a one and a half bowl ceramic sink with drainer set beneath the window, an eye level double oven with grill, and a gas hob with extractor over, along with wood effect flooring. A door leads through to the utility room, which has plumbing for a washing machine and dishwasher, a door to the outside and an internal door to the garage.

First Floor
Stairs rise to the landing with doors leading off to all four bedrooms and the shower room. The main bedroom is a very good sized double room with a fitted cupboard and a generous en-suite. Bedrooms two and three also benefit from fitted cupboards, and bedroom four is a well proportioned single room. The family shower room was fully updated around three years ago and is fitted with a walk-in shower enclosure, a vanity wash hand basin, a WC and a heated towel rail.

Outside
Gardens
To the front there is a lawned garden with planted borders. Side access leads to the rear garden, which is private and enjoys a mixture of patio and lawn, edged by borders with an abundance of mature planting. There is a summer house, perfect for relaxing and enjoying the garden, along with a shed for storage. Truly a peaceful garden to relax in.

Garage and Parking
The property sits at the end of the cul de sac and is approached over a brick driveway, which provides parking for two cars and leads to the integrated single garage. The garage can also be accessed internally through the utility room.

Useful Information
Energy Efficiency Rating [TBC]
Council Tax Band D
Gas Central Heating
uPVC Double Glazing Throughout
Mains Drainage
Freehold
No Onward Chain

Location and Directions
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. Windsor Lane is located in a quiet and established residential area, just a two to three minute walk from Wyke Primary School and around a twenty minute walk from Gillingham School. 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 4TG

What3words – retire.directive.novel

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.