



CHAFFERS
ESTATE AGENTS



Sutton Close
Gillingham, SP8 4QN

A three bedroom detached chalet bungalow enjoying a corner plot within a cul-de-sac located a short walk from the town centre of Gillingham. The property benefits from a ground floor bedroom with en-suite bathroom, driveway parking, south facing rear garden and is offered to the market with no onward chain.

£330,000 Freehold
Council Tax Band: D

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DESCRIPTION

Set in a quiet cul-de-sac within the desirable area of Wyke is this attractive and spacious three bedroom detached chalet bungalow. From the entrance hall the accommodation is arranged over two floors and comprises:- cloakroom with basin and low level WC; master bedroom and en-suite bathroom with walk in shower, sink and low level WC; living room with wood burner and patio doors leading out to the rear garden; kitchen with built in fridge/freezer, dishwasher, double oven, electric hob, sink and plenty of wall and base units; dining room; utility room with sink, space and pluming for a washing machine and tumble dryer; and back door to the rear garden. From the landing there are a further two double bedrooms and family bathroom with bath and overhead shower, sink and low level WC.

Outside the garden boasts a tidy, laid-to-lawn area with vibrant flower beds, trees and mature borders. Fully enclosed for privacy, it also offers side access, outside taps, driveway parking, and a useful storage shed with separate log store.

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 & 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: C

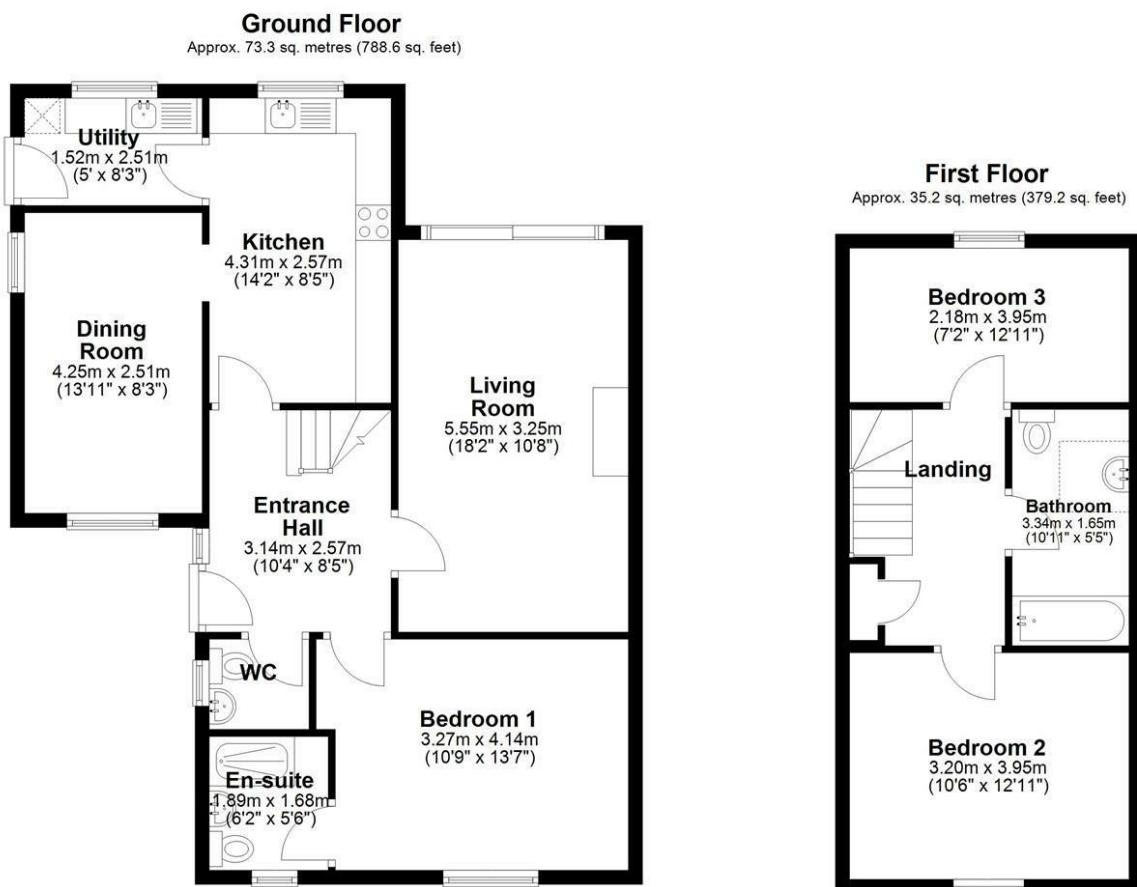


Directions

From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Le Neubourg Way. At the traffic lights turn right onto Wyke Street/B3081. Continue on this road and take a left onto Broad Robin. Take the first left into Edith Court and then immediately right into Sutton Close where you will find the property straight ahead in the left hand side corner.



Floor Plan



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given

Plan produced using PlanUp.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	70
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC