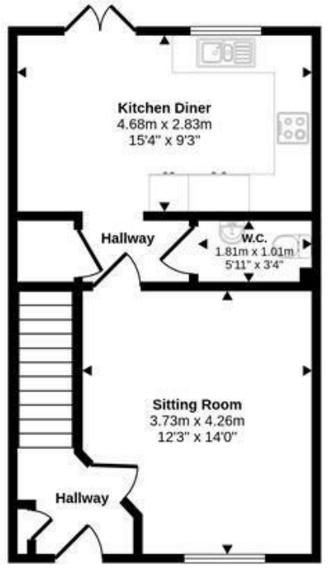
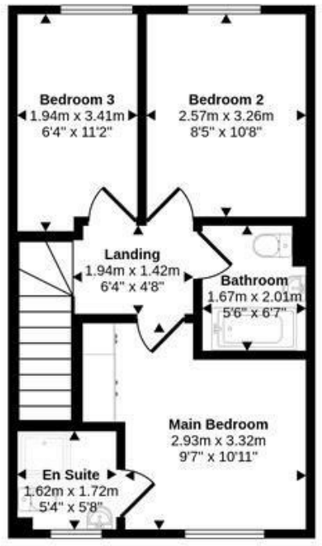
Approx Gross Internal Area
79 sq m / 846 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

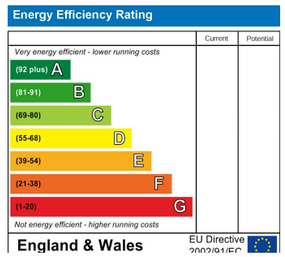


First Floor
Approx 39 sq m / 421 sq ft

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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Lakeside Drive
Gillingham

Guide Price
£265,000

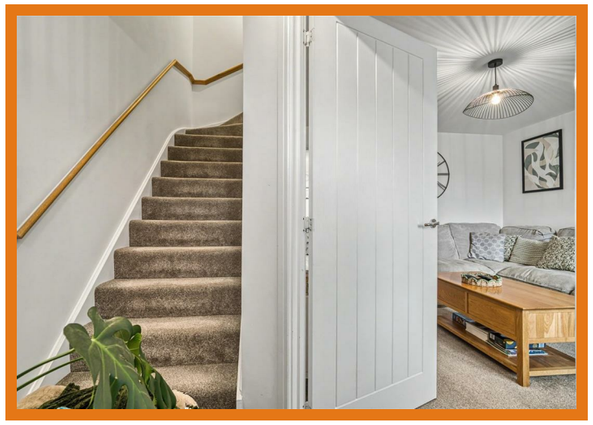
A well presented three-bedroom red brick end of terrace home, built by Taylor Wimpey, with two allocated parking spaces, an en-suite to the main bedroom and an enclosed rear garden. Set on the popular Gillingham Lakes development, the property is within a short walk of Gillingham's mainline railway station and the town centre, and should benefit from the remainder of its builder's warranty.

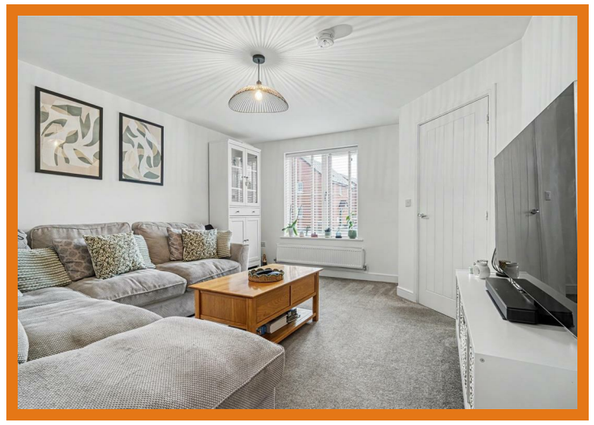
The accommodation includes an entrance hall, a sitting room, a modern kitchen dining room with integrated appliances and French doors to the garden, and a downstairs WC. Upstairs there are three bedrooms, including a main bedroom with en-suite shower room, along with the family bathroom. Outside, there are gardens to the front and rear, with the rear garden offering a lawn, patio and decked seating area, along with a garden shed.

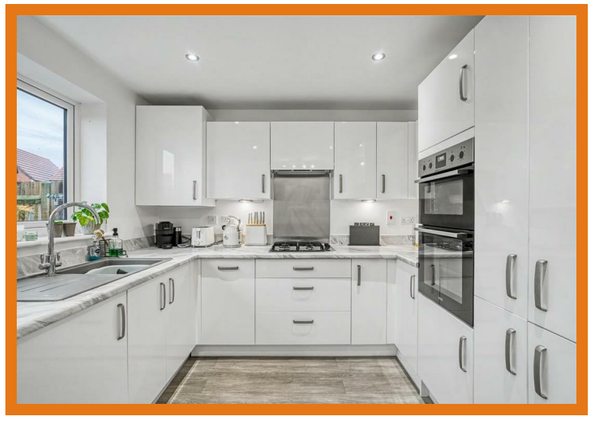
Lakeside Drive is conveniently placed off Addison Close, just a short walk from Gillingham's mainline railway station, which provides direct services to London Waterloo and Exeter St Davids, and within easy reach of the town centre and its range of amenities.

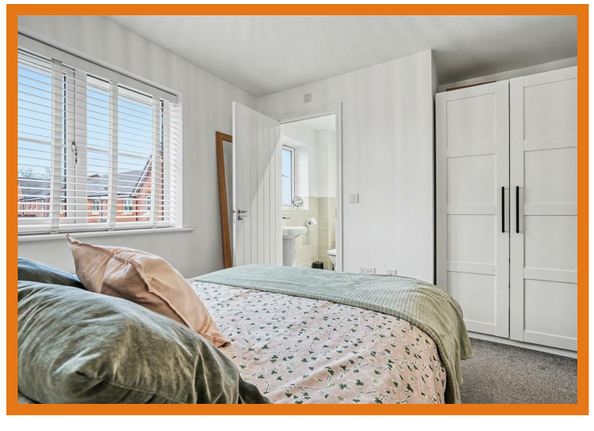












The Property

Inside
Ground Floor
The front door opens into the entrance hall, with stairs rising to the first floor and a door into the sitting room. The sitting room is a good sized room with a window to the front, with space for a range of furniture. A rear hallway leads to the downstairs WC and the kitchen dining room.

The kitchen dining room runs across the rear of the house and is fitted with a range of modern white gloss floor and eye level units with complementary work surfaces and ceiling downlights. Integrated appliances include a fridge freezer and a double oven, along with a gas hob with extractor over and a sink and drainer set beneath the window overlooking the garden. There is wood effect flooring throughout, plenty of space for a dining table, and French doors opening directly onto the rear garden.

First Floor
Stairs rise to the landing, with doors leading off to all three bedrooms and the family bathroom. The main bedroom is a double room with a window to the front, built-in storage and an en-suite shower room. Bedroom two is a further double room overlooking the rear garden, and bedroom three is a single room, ideal as a child's room, nursery or home office. The family bathroom is fitted with a bath, a wash hand basin and a WC.

Outside
Gardens
The rear garden is enclosed by fencing and offers a good degree of privacy. A decked area adjoining the house leads onto a patio, providing plenty of space for outdoor dining and entertaining, with the remainder laid mainly to lawn with raised planting beds and a garden shed at the far end. To the front, there is a small garden with planting.

Parking
The property benefits from two allocated parking spaces.

Useful Information
Energy Efficiency Rating B
Council Tax Band C
Gas Central Heating
Double Glazing
Mains Drainage
Freehold
Remainder of Builder's Warranty
Please note: the vendors are unable to complete until April 2027

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. Lakeside Drive is part of the popular Gillingham Lakes development, just a short walk from the town's mainline railway station, which provides 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 4YN

What3words – clouding.renew.supplied

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.