



Floorplan

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.



Hawthorn Avenue  
Gillingham

Guide Price  
£500,000

There is more to this fabulous bungalow than initially meets the eye - this impeccably and immaculately presented detached home provides just under 1800 sq. ft (167 sq. m) of internal space with three generously sized bedrooms, three reception rooms and boasts a stunning river frontage set in a third of an acre plot with beautifully landscaped gardens. The property lies in the desirable and highly favoured Wyke area of Gillingham and within easy reach of the town centre and all amenities, as well as the mainline train station, which serves London, Waterloo and St. David's, Exeter.

The property was built in 1997 and has been a much loved and enjoyed home of our sellers for the last few years. During this time it has been extremely well maintained and has benefitted from some improvements and updating, which include a new gas fired boiler and some replacement radiators, the internal doors have been replaced by stylish contemporary oak doors and both the kitchen and utility have new modern, soft closing units with some built in appliances. The carpets have also been replaced. The property provides ample room for comfortable living with two bathrooms and choice of reception rooms that offer versatility and space for all your needs. The recent upgrades add a touch of modern elegance to the home, ensuring both style and functionality and for those chilly evenings, the wood burner in the sitting room creates a cosy atmosphere, perfect for relaxation.

This property is a rare find that offers a harmonious blend of modern comfort, stylish updates, and serene outdoor spaces. Don't miss the opportunity to make this tranquil retreat your new home sweet home.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	83
	EU Directive		



## The Property Accommodation

### Inside

There is a good sized porch to the front with ample space for coats, boots and shoes and a further door, which opens to the main reception hall. The hall is an upside down 'T' shaped with the bottom part giving access to the principal living space and the top to the bathroom and bedrooms. There is also access to the insulated and part boarded loft space with a pull down ladder and fitted with lighting. The hall offers a welcoming reception for receiving guests and has been newly carpeted. The bright sitting room boasts a double aspect with windows on two sides - both with a view over different part of the garden and double doors, which opens to the conservatory. The sitting room also boasts a fireplace with wood burner. There is formal dining room with plenty of room for family and friends to gather and enjoys a delightful view over the main garden to the river. The kitchen has recently been upgraded and is fitted with new soft closing units consisting of floor cupboards with corner carousels, separate drawer unit, tall larder cupboard with shelves and eye level cupboards. There is plenty of work surfaces with matching upstand and tiled splash back plus a ceramic sink and drainer with swan neck mixer tap as well as a water softener. In addition, there are integrated appliances comprising:- fridge/freezer, gas hob with extractor hood and eye level double

electric oven with drawers below and storage cupboard above. The floor is laid to wood effect laminate. The utility leads off from the kitchen and is also fitted with units matching the kitchen and houses the boiler. There is a door to the rear garden and to the double garage.

All three bedrooms are of a good size - two doubles and a generously sized single - and all fitted with wardrobes. The principal bedroom also has an en-suite bathroom with tiled walls and suite consisting of bath with mains shower over and a combination unit with low level dual flush WC and vanity wash hand basin with black Bristan mixer taps and mirror fronted bathroom cabinet above. There is also the main bathroom, which also has the same fixtures as the en-suite.

### Outside

In front of the bungalow there is a tarmac drive with ample space to park four cars comfortably and leads up to the double garage. The garage has a remote controlled electric roll up door, fitted with light and power plus window to the rear. There is also access to the loft space and door into the utility room.

### Gardens

The front garden is partly laid to lawn and stone chippings. A timber gate from the side of the garage opens to the main body of the garden. This has been creatively landscaped with various terraces and planted with many trees,

shrubs and flowers that offer all year round interest. There is a large decked seating overlooking the garden and river plus a landing dock as well as various outbuildings and a water tap. A further part of the garden lies to the side of the property and may be accessed from the path leading along the back of the bungalow or from the conservatory. This is laid to lawn with borders planted with an array of shrubs and flowers. The gardens enjoy a high degree of privacy and a sunny aspect with the whole plot amounting to around a third of an acre.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band F  
uPVC Double Glazing Throughout  
Gas Fired Central Heating from a Combination Boiler - 2 years old - with 'Hive' control  
Mains Drainage  
Freehold

### Directions

#### From Gillingham Town

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left and proceed to the traffic lights. Turn right onto Wyke Street and carry on up the hill. Turn right into Coldharbour, then right again into Hawthorn Avenue. The property will be found on the left hand side, just as the road widens. Postcode SP8 4ST

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.