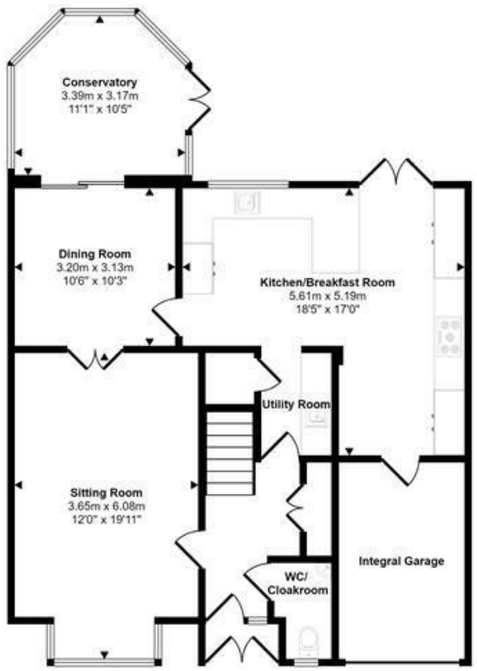
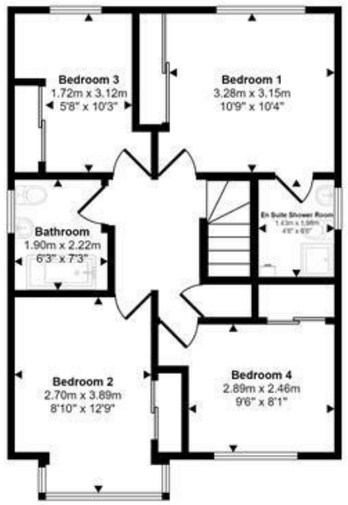
Approx Gross Internal Area
149 sq m / 1599 sq ft



Ground Floor
Approx 92 sq m / 990 sq ft



First Floor
Approx 57 sq m / 609 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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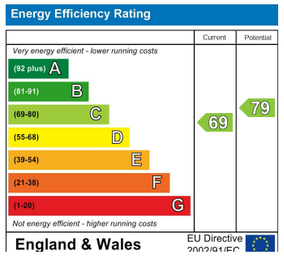

Morton • New

selling and letting properties

Bryony Gardens
Gillingham

Guide Price
£389,000

A well presented four bedroom detached family home, situated in the sought after Wyke area of Gillingham, within easy reach of some wonderful country and riverside walks and just a short distance from the town centre and mainline railway station. Gillingham is a thriving Dorset market town with a good range of shops, supermarkets, cafés, public houses and schooling for all ages, with direct rail services to London Waterloo and the West Country on the doorstep.

The accommodation extends to approximately 1,600 square feet across two floors and has been well maintained and improved throughout. A sitting room, separate dining room, a renovated conservatory and a beautifully appointed kitchen breakfast room designed by Solstice Kitchens with a 20 year guarantee until 2038 are found on the ground floor alongside a utility room and WC. To the first floor, four bedrooms are found, the principal benefiting from an en suite shower room, with the remaining three served by the updated family bathroom.

Outside, an enclosed rear garden enjoys a sunny aspect with a paved dining area, artificial grass lawn, mature shrubs and attractive flowering plants, all designed for easy maintenance. A generous resin and stone driveway provides parking for three to four vehicles alongside a single integral garage.

The Property

Inside
Ground Floor
A porch with French doors to the driveway leads into the entrance hall, which leads through to the principal ground floor rooms and a WC. The sitting room is a generous and comfortable reception space with a bay window to the front, an electric fire with brick surround and opaque double doors through to the dining room. Sliding doors from the dining room lead through to the conservatory, renovated in 2021 and enjoying French doors opening directly onto the rear garden. Designed by Solstice Kitchens, the kitchen breakfast room is fitted with white gloss units, Landford stone worktops and breakfast bar, an induction hob and integrated fridge freezer, with French doors to the garden and underfloor heating also found in this area. Leading off from the kitchen, the utility room houses an integrated dishwasher and washing machine.

First Floor
Stairs rise to the landing where four well proportioned bedrooms are found, all benefiting from fitted wardrobes. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from an en suite shower room. Three further bedrooms, two to the front and one to the rear, are served by the family bathroom.

Outside
Garden
An enclosed rear garden enjoying a sunny aspect, with a generous paved outdoor dining area and an artificial grass lawn, bordered by mature shrubs and attractive flowering plants, creating a delightful and low maintenance outdoor space. A useful storage shed is also found to the rear of the garden.

Garage & Parking
A generous resin and stone driveway provides parking for three to four vehicles, with a single integral garage with electric roller door also within the plot.

Useful Information

Energy Efficiency Rating C
Council Tax Band E
Gas Fired Central Heating
uPVC Double Glazing with Integral Blinds
Mains Drainage
Freehold
No Forward Chain

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. 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 4TR

What 3 Words -
///takeover.fires.bungalows

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