



Connells

Broad Robin
Gillingham



Property Description

A beautifully presented 4 bedroom detached home, situated in the highly sought-after Broad Robin area on the Wyke side of Gillingham. This spacious property provides versatile accommodation, generous parking and a position close to local amenities. The property is approached via a front garden with mature shrubs and ample driveway parking, alongside a single garage. The attractive appearance provides an inviting first impression. Internally, the accommodation is both practical and inviting. The lounge enjoys a cosy log burner and benefits from sliding doors opening to the side of the property and the rear garden, creating a light and airy living space. The kitchen offers freestanding base units and space for appliances, while the ground floor also features a cloakroom with shower cubicle and a spacious bedroom with an attractive bay window. Upstairs, there are three further bedrooms and a family bathroom. Bedroom 2 is full of character with exposed beams and benefits from ample integrated wardrobe space. Bedroom 3 benefits from a double integrated wardrobe, whilst bedroom 4 offers 2 storage cupboards. The rear garden features a patio area, lawn space and mature shrubs. The garden also provides side access to the front, together with a personnel door leading directly into the garage. Combining space, character and a highly desirable location, this fantastic home is ready to move into and enjoy. An early viewing is highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

The entrance hall has a smoke alarm, a radiator and a door to the rear.

Lounge

The lounge has a window looking out to the front of the property, double sliding doors to side, to rear garden, and double sliding patio doors to the rear of the property, both to rear/side garden patio. It has two radiators, and a log burner and 3 TV points.

Kitchen

The kitchen has one window to the side of the property, looking out to the garden. It has free standing base units, a thermostat, smoke alarm, sink and drainer as well as space for an oven, dishwasher and fridge freezer.

Bedroom 1

Bedroom 1 has an attractive bay style window overlooking the front garden and a radiator.



Shower Room

The shower room has a WC, hand wash basin, shower cubicle, heated towel rail, extractor fan and a shaver point.

First Floor

Landing

The landing has a radiator, storage cupboard and a smoke alarm.

Bedroom 2

Bedroom 2 has a window to the side of the property and a Velux sky light both with views of the garden. It has an integrated double wardrobe, an integrated single wardrobe, exposed beams and a radiator.

Bedroom 3

Bedroom 3 has a window to the side of the property, overlooking the garden with a hill view. It has an integrated double wardrobe as well as storage cupboard (loft eaves access) and a radiator.

Bedroom 4

Bedroom 4 has a window to the rear of the property and a Velux sky light overlooking the garden. It has a radiator, smoke detector and two storage cupboards (loft eaves access).

Bathroom

The bathroom has a Velux skylight. It has a WC, hand wash basin, bath with mixer taps and a shower attachment, an extractor fan and a heated towel rail.

Outside

Front Garden

The front garden has mature shrubs, an external light, a single garage and driveway parking for multiple vehicles.

Rear Garden

The rear garden has a large patio and a lawn. It has fence, hedge and brick borders, mature shrubs, side access to the driveway and front garden, an external light and a personnel door offering access to the garage.

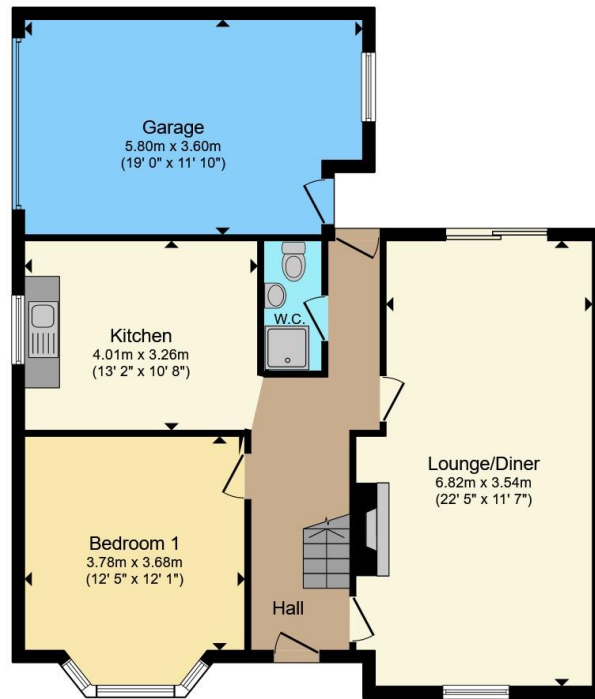
Single Garage

The large single garage has power and a remote controlled garage door.

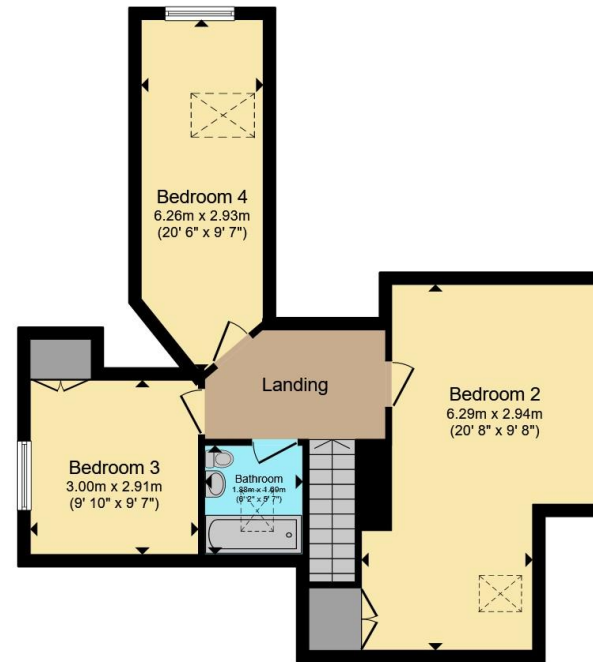








Ground Floor



First Floor

Total floor area 148.3 m² (1,597 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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