



Connells

Quarry Close
Stour Provost GILLINGHAM

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for sale
£350,000



Property Description

Connells are thrilled to present to the market this glorious semi-detached family home located on the outskirts of Gillingham in the highly regarded village of Stour Provost, Dorset. Comprising an impressive amount of living space, this home has been maintained and upgraded to a high standard by our vendors over the last 18 years, resulting in a brilliantly well-rounded property - matched internally by the outside space on offer. The flexibility found in this home is also something to admire, offering a spacious reception room which flows to a well-lit garden room and a large kitchen/dining space which is accompanied by a functional utility space. You will also find an additional room on ground floor which can be used as either an additional reception room, or a fourth bedroom. This sensational property is not one to be missed - CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Porch

The entrance porch has a double glazed window to the front of the property and a double glazed window to the side of the property.

Lounge

The lounge has two double glazed windows to the front of the property. It has a TV point, Internet point, radiator and a decommissioned fireplace.

Kitchen

The kitchen has two double glazed windows to the side of the property. It has both wall and base units, an integrated induction hob, eye level oven and grill oven, an extractor hood, a 1 and a quarter bowl sink and drainer, understairs storage and a door to the utility room.

Utility Room

The utility room has two double glazed windows to the side of the property, four double glazed windows to the rear of the property and a door to the rear garden. It has space for white goods.

Sunroom

The sunroom has two windows to the rear of the property, a door to the rear garden and an electric heater.

Bedroom 4

Bedroom 4 has two double glazed windows to the front of the property and a radiator.



First Floor

Landing

The landing has a radiator, a double-glazed window to the rear of the property and a loft hatch.

Bedroom 1

Bedroom 1 has two double glazed windows to the front of the property. It has integrated storage and a radiator.

Bedroom 2

Bedroom 2 has a double glazed window to the side of the property and two double glazed windows to the front of the property. It has integrated storage, a TV point and a radiator.

Bedroom 3

Bedroom 3 has two double glazed windows to the rear of the property and a radiator.

Bathroom

The bathroom has a double glazed, frosted window to the rear of the property. It has a WC, hand wash basin with a vanity unit, a bath with an overhead rainfall shower and an extra shower attachment, an extractor fan, ceiling Bluetooth speaker, and a heated towel rail.

Upstairs WC

The upstairs WC has a WC and a hand wash basin with a vanity unit.

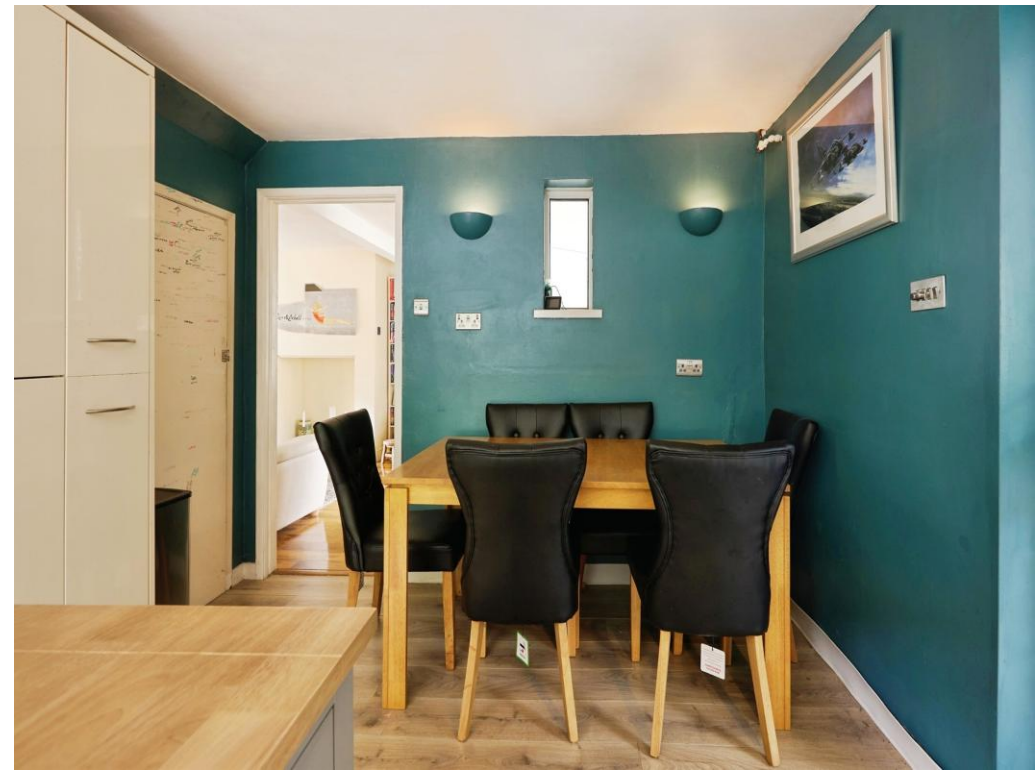
Outside

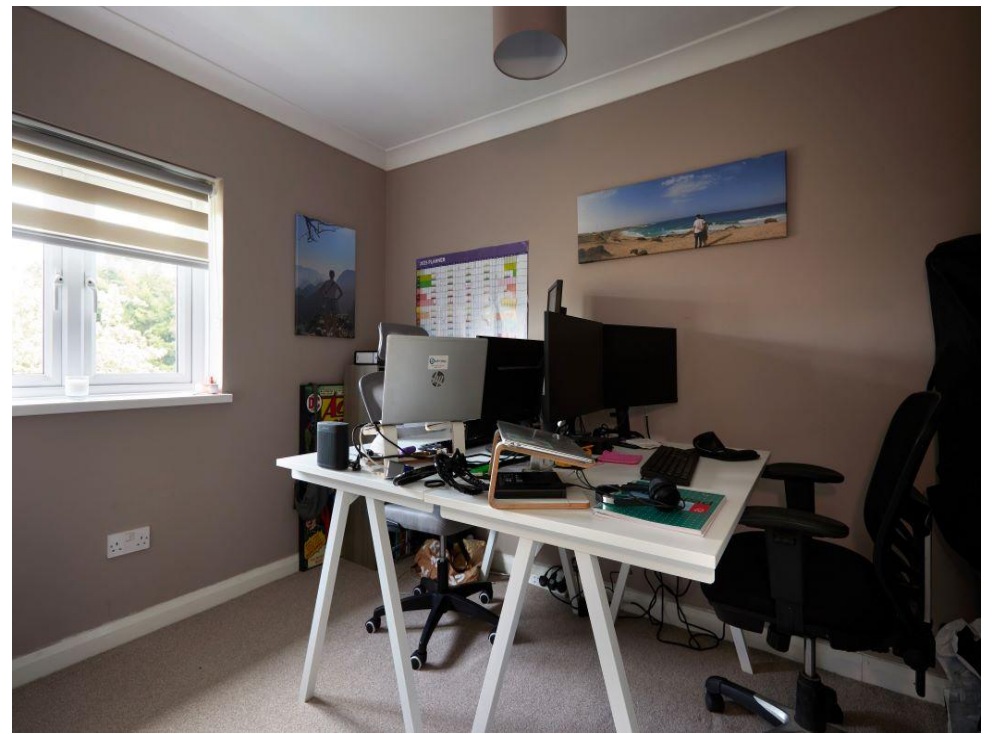
Front Garden

The front garden has driveway parking for several cars, an external light, an oil tank and boiler, and a gate to the rear garden.

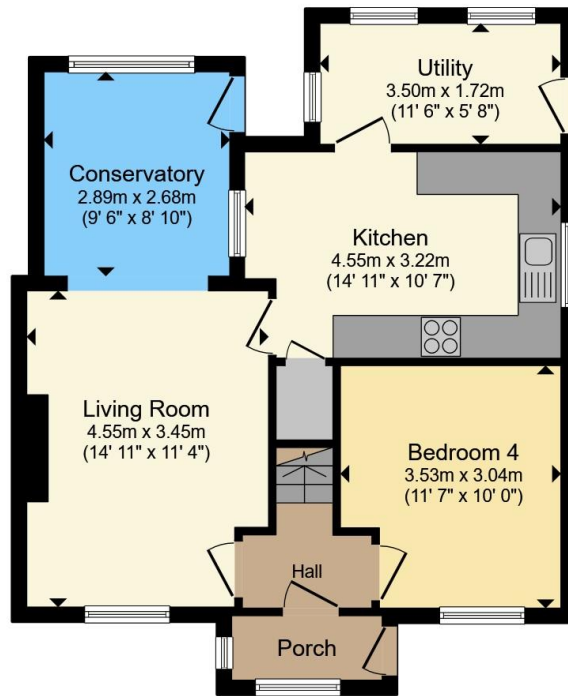
Rear Garden

The rear garden has a large lawn space with separate patio areas. It has mature shrubs and raised beds, fence and tree borders, 2 sheds, 2 water butts, a greenhouse, a pond with a waterfall feature, a powered outbuilding and multiple fruit trees.

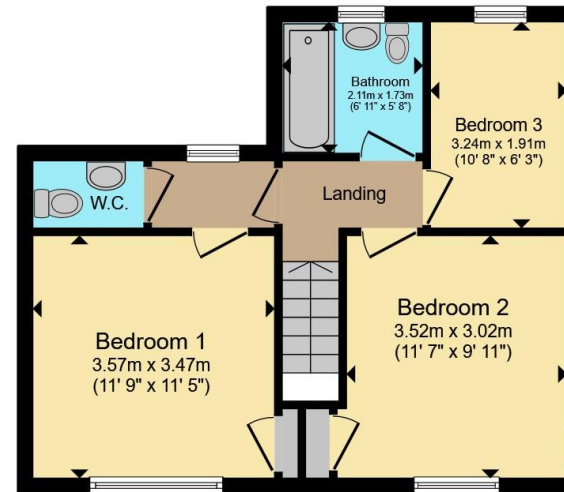








Ground Floor



First Floor

Total floor area 99.4 m² (1,070 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

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GIL306432



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: GIL306432 - 0002