



CHAFFERS
ESTATE AGENTS



29 Camelot Way,
, Gillingham, SP8 4SY

Charming four-bedroom detached home on sought-after Camelot Way, Gillingham, featuring two spacious reception rooms, a bright conservatory, main bedroom with en-suite, offering well-proportioned and versatile living space ideal for families. Includes off-road parking and is perfectly positioned in a popular residential area close to local amenities. EPC rating C

Asking Price £362,000 Freehold

Council Tax Band: D

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, Gillingham, SP8 4SY



Description

A superbly presented four-bedroom detached family home with ample parking, garage, and a private rear garden, ideally located in the sought-after Wyke area close to local schools, shops, countryside walks, bus routes, and a mainline station with links to Exeter and London Waterloo.

The property offers spacious and versatile accommodation comprising an entrance hall, a well-proportioned lounge with French doors to the dining room, a modern fitted kitchen, utility room with access to the garage and garden, and a downstairs cloakroom.

Upstairs features a main bedroom with fitted wardrobes and en-suite shower room, three further good-sized bedrooms, and a contemporary family bathroom.

To the front, a generous tarmac and paved driveway provides ample off-road parking and leads to a single garage with light and power. A side gate gives access to the enclosed rear garden, which is mainly paved for low maintenance, with a small lawn area, outside tap, and lighting.

Further benefits include gas central heating and double glazing.

Early viewing is highly recommended.

Location

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, and a building society, library, 3 primary schools and well renown secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

Additional information

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council - Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



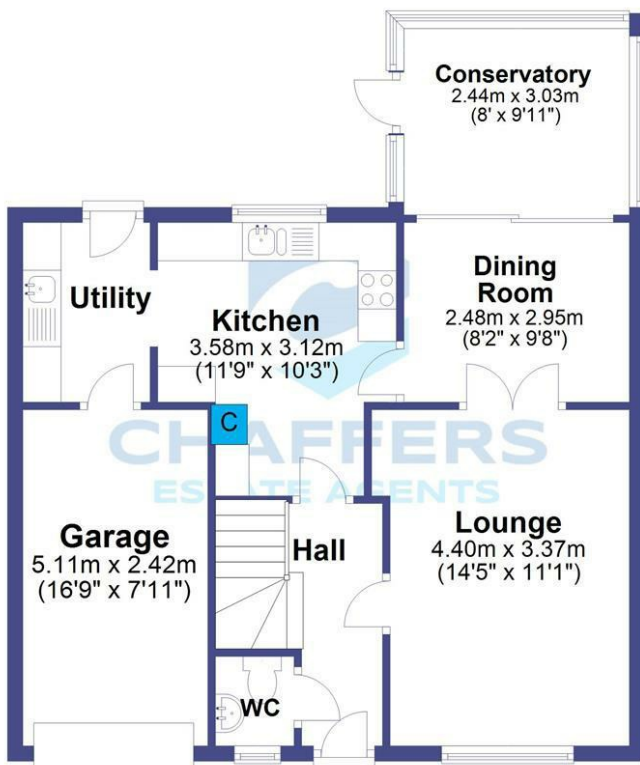
Directions

What three words [///employer.dots.marketing](http://employer.dots.marketing)

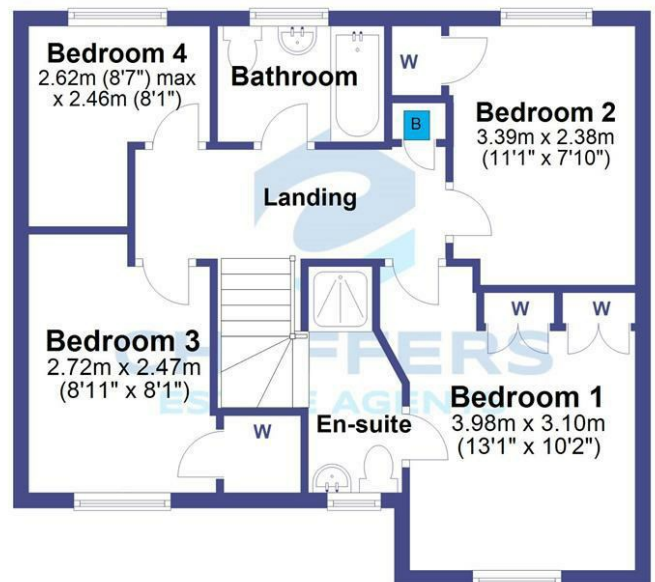


Floor Plan

Ground Floor



First Floor



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	