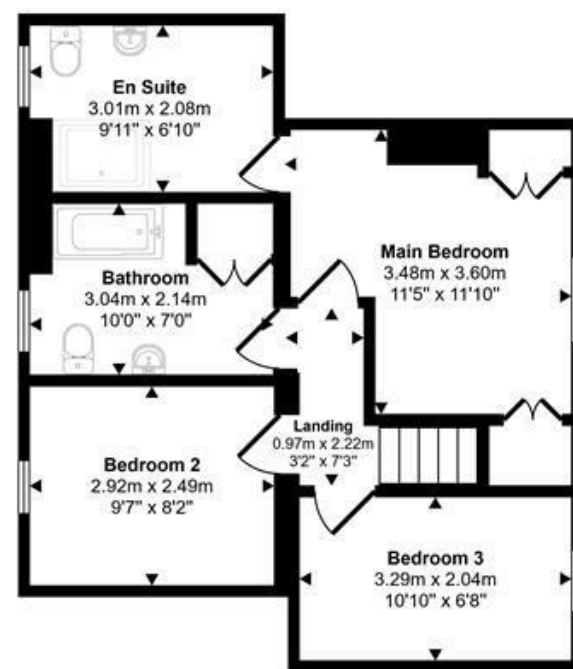




Ground Floor
Approx 53 sq m / 573 sq ft

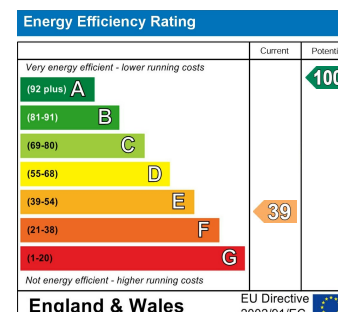


First Floor
Approx 45 sq m / 481 sq ft

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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Cole Street Lane
Gillingham

Asking Price
£425,000

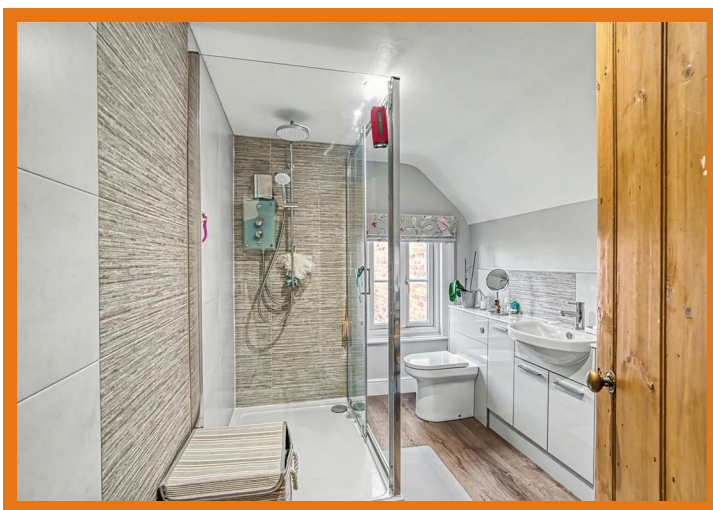
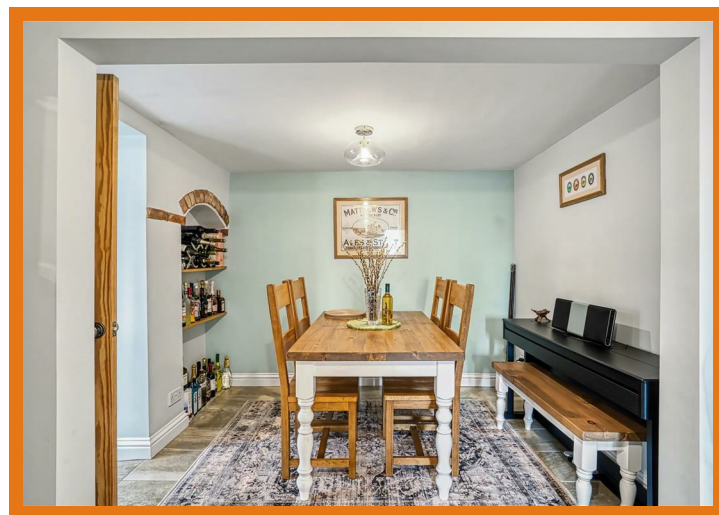
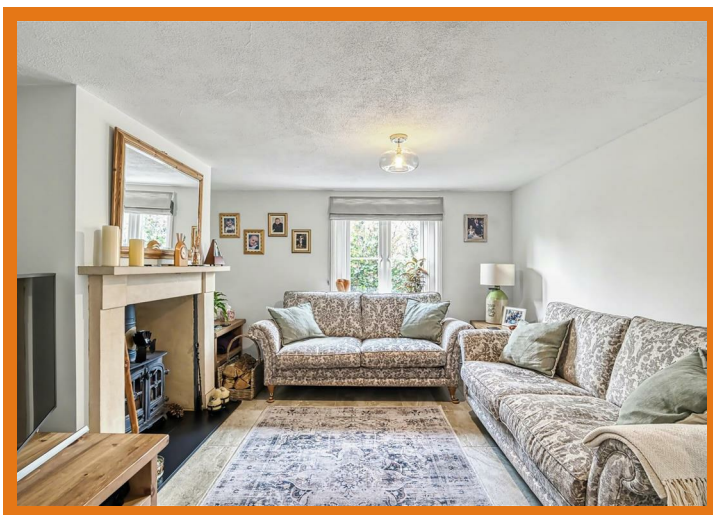
A beautifully presented and recently renovated semi-detached cottage offering three bedrooms, three reception rooms and two bathrooms, situated in a sought-after laneside position on the edge of town. The property has been thoughtfully updated by the current owners over the past nine years, during which time it has been improved and reconfigured to suit modern living, and is now presented to the market ready to move straight into.

The home offers a wonderful blend of character and modern comfort, with well-balanced and flexible accommodation suited to a range of buyers, from families to those looking for a stylish countryside retreat within easy reach of amenities. Particular highlights include the attractive reconfigured kitchen, fitted with quality units and worktops, as well as the bright and welcoming living spaces that create a warm and inviting atmosphere throughout.

Outside, the property continues to impress with an enclosed west-facing garden, designed for ease of maintenance and enjoyment, and featuring a large summer house and hot tub area, ideal for relaxing or entertaining. The gated parking to the front provides ample space for several vehicles, adding to the practicality of this appealing home.

This is a fantastic opportunity to purchase a fully updated and well-cared-for property in a desirable edge of town setting, and a viewing is strongly recommended to truly appreciate both the accommodation and the lifestyle on offer.

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Accommodation

Inside

Ground Floor

The accommodation is entered via the front door into a welcoming interior with a door leading to the kitchen flowing through to the other reception rooms providing versatile space for both relaxing and entertaining.

The kitchen has been relocated and thoughtfully designed, fitted with modern shaker-style units complemented by quartz worktops. There is a full range of integrated appliances including a double oven, hob, fridge-freezer, dishwasher and washing machine. The room enjoys plenty of natural light, creating a bright and inviting heart to the home.

First Floor

Stairs rise to the first floor landing with access to three bedrooms and two bathrooms. The bedrooms are well-proportioned and offer

comfortable accommodation, ideal for family living or those seeking additional space.

Outside

Gardens

The property benefits from a low maintenance garden with a westerly aspect, enjoying afternoon and evening sun. The garden is enclosed, providing a good degree of privacy and a safe space for both children and pets.

A particular feature of the garden is the large summer house and hot tub area, creating an ideal space for relaxing or entertaining.

Parking

To the front of the property there is gated parking with space for approximately three to four vehicles.

Useful Information

Oil fired central heating
Private water treatment plant (shared with neighbouring property)

uPVC double glazing
EPC Rating: E
Council Tax Band: C
Freehold
Vendors need to find an onward purchase

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages. Postcode - SP8 5JQ
What3words -
///shook.corrosive.spoiler

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.