



## **Davenant Close**

**Gillingham SP8 4SL**

A well-presented and spacious three-bedroom detached bungalow, situated in the sought-after Wyke area of Gillingham. Offering generous living accommodation throughout, the property benefits from gas central heating, ample parking, and a beautifully maintained rear garden, making it an ideal home for a range of buyers.

**£425,000 Freehold**





### **Kitchen**

12'10" max x 8'10"

A well-arranged kitchen featuring cream cabinetry and ample work surfaces that provide a clean and contemporary feel. The kitchen includes built-in appliances, with a door leading outside, adding convenience and natural light. Flooring is practical and complements the bright décor.

### **Sitting Room**

15'1" x 16'7"

A bright and airy sitting room featuring a fireplace as the focal point, flanked by large windows that fill the space with natural light. A door leads to the adjacent conservatory, enhancing the sense of openness and offering pleasant views of the garden beyond.

### **Conservatory**

13'1" x 9'

This conservatory is a light-filled space with large windows on three sides, allowing for tranquil garden views. It is generously sized to accommodate a dining table and chairs.

### **Bathroom**

6'9" x 6'6"

A modern bathroom features a built-in bath, a sink set into a vanity unit for storage, and a toilet. A frosted window allows natural light while maintaining privacy.



### Bedroom 1

11'7" x 11'7"

This comfortable double bedroom enjoys plenty of natural light from a large window and fitted wardrobes. It also benefits from a door leading to a charming dressing area which then connects to an en-suite bathroom, providing a private and practical space.

### Bedroom 2

8'10" x 11'8"

A further bedroom with ample space to accommodate furnishings comfortably with fitted wardrobes.

### Bedroom 3

9'10" x 7'9"

A third bedroom with a window that allows good light flow. This room has a compact size, suitable for a variety of uses including as a guest room or study benefiting from fitted wardrobes.

### Utility Room

7'3" x 7'9"

A functional utility room positioned off the kitchen, fitted with a sink and work surfaces. It provides handy space for laundry and storage needs, with a practical layout and access to the garden.

### Rear Garden

A generous, well-maintained rear garden mainly laid to lawn with flower borders and garden sheds. The garden offers plenty of space for outdoor activities and gardening, enclosed by fencing for privacy and security. A covered area adjacent to the garden, offering a sheltered outdoor space ideal for seating or storage, protected from the elements.

### The Location

Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer.

What Three Words:-

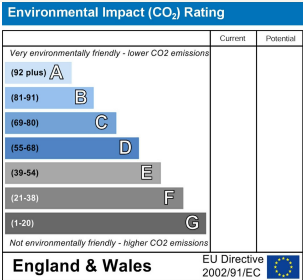
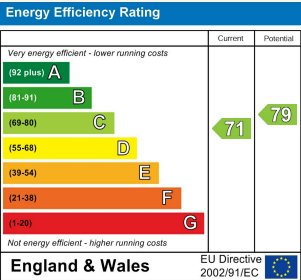
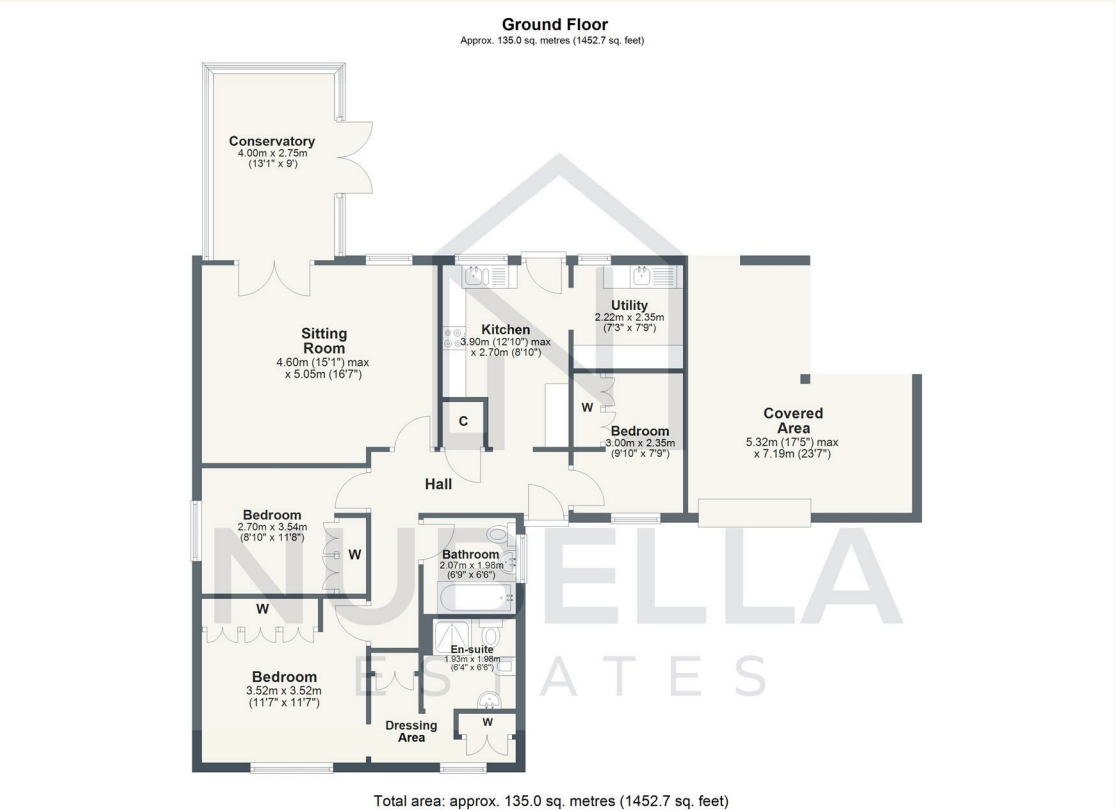
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### Additional information

Services: Mains water, gas, electricity, and drainage. Local Authority: Dorset Council Council Tax Band: D Energy Performance Certificate (EPC): Rating C – Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.



Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.