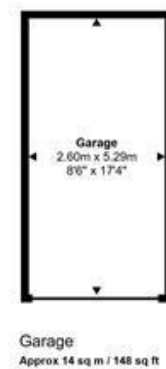
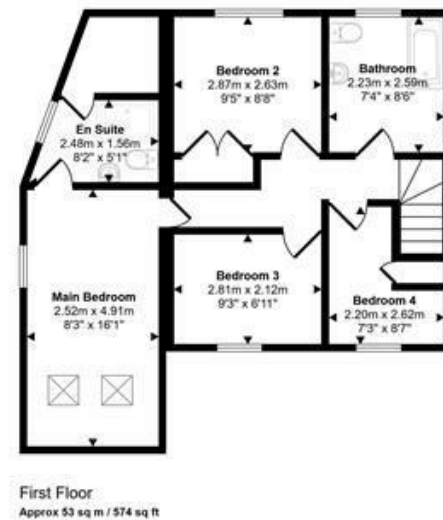


Morton • New

selling and letting properties



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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Camelot Way
Gillingham

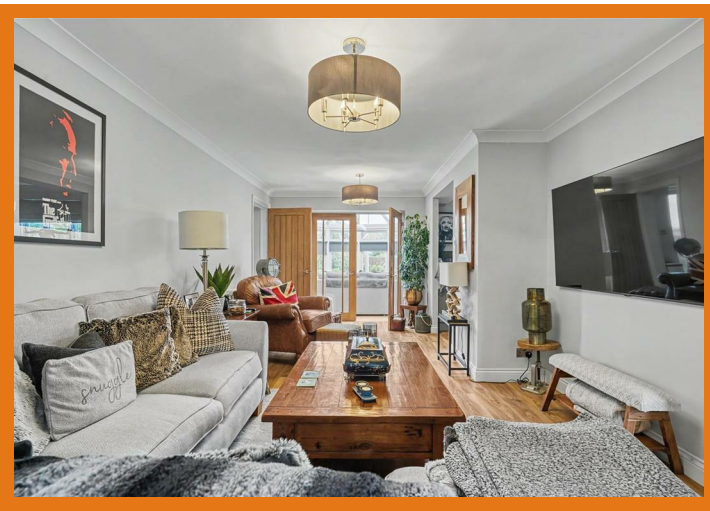
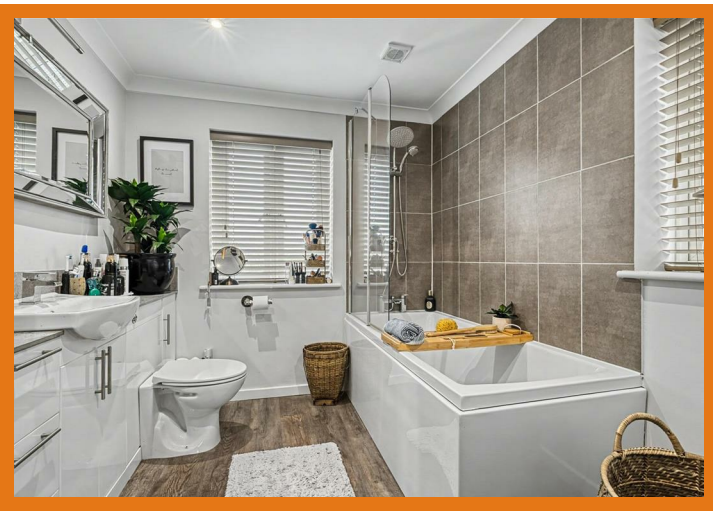
Asking Price
£420,000

A beautifully presented four-bedroom detached house with three reception areas, generous driveway parking and a detached garage. The property lies in a popular residential area of Gillingham, within easy reach of the town centre, local amenities and the mainline train station, which provides direct services to London Waterloo and Exeter.

The property has been the home of the current sellers since 2021 and during this time they have carried out a number of improvements and updated the house throughout. The kitchen has been replaced and the accommodation has been finished in a modern and stylish way, creating a home that feels very well cared for and ready to move into. The property benefits from three reception rooms, a utility room and downstairs cloakroom. Upstairs there are four bedrooms, a family bathroom, the main bedroom is impressive with a vaulted ceiling and en-suite shower room. Outside there is a good-sized landscaped garden, generous driveway parking for several vehicles and a detached garage.

This is a lovely opportunity to purchase a beautifully presented home in Camelot Way and it is important that a viewing takes place to truly appreciate both the inside and outside of the property, as well as the location.

www.mortonnew.co.uk



The Property

Inside

Ground Floor

The front door opens into an entrance hall with stairs rising to the first floor and access to a ground floor cloakroom. The sitting room is a good-sized living space and opens through to the conservatory at the rear, which has fitted blinds and French doors leading out to the garden. To the front is a further reception room, currently arranged as a sitting/dining room. The kitchen is fitted with a range of wall and base units and includes a sink and drainer with mixer tap, built-in double oven, hob with extractor above and space for a fridge/freezer. A separate utility room provides additional storage, a sink and drainer with mixer tap, together with plumbing and space for laundry appliances.

First Floor

On the first floor, the landing leads to four bedrooms and the family bathroom. The main bedroom has a vaulted ceiling and Velux windows, giving the room added character, and also benefits from an en suite and walk-in wardrobe. There

are three further bedrooms, while the family bathroom has been finished to a high standard with built-in storage and shelving.

Outside

Garden

The rear garden is a good size and fully enclosed, with a paved patio area immediately outside the conservatory providing an excellent space for outside dining, entertaining and enjoying the garden. The remainder is mainly laid to lawn with mature shrubs, trees and flower borders creating an attractive and established setting. There is also side access into the garden from the front.

Parking and Garage

To the front of the property there is a generous driveway providing off-road parking for several vehicles, together with a garage.

Important Information

Energy Efficiency Rating: D
Council Tax Band: C
Mains Gas
Mains Electricity
Mains Water

Mains Drainage

The current vendor has created a hobby room above the main bedroom which is carpeted and has a Velux window

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode - SP8 4SY

What3Words - finishing.pursue.owner

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.