

BATHROOM 2: 11'6" x 10'6" Fitted with a luxury white suite comprising large corner Jacuzzi bath with mixer tap and shower attachment, moulded seat, pedestal wash hand basin, low level W.C., bidet, large walk-in double shower cubicle with overhead 'raindrop' shower and curved screen, twin UPVC obscure double glazed windows to side, panel radiator and 'ladder' style towel rail radiator, coved ceiling with spotlight tracks, full height tiling to walls and matching tiled floor with under surface heating.



SERVICES: Water, electricity, drainage, telephone, and gas all subject to the usual utility regulations.

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

GARAGE: 20'7" x 11'8" With electric roller doors, light and power, oak doors to:

DRYING ROOM: With space and venting for a tumble-dryer, panel radiator, shelving and hanging space.

OUTSIDE

GARDENS: The gardens are of a good but manageable size and lie predominantly to the front, side and rear of the property and are bordered to the rear by a 12 acre field that is available for rent from the local farmer. There may be scope to purchase some further land to extend the garden.

FRONT GARDEN: Approached from Bay Road by driveway that provides ample parking and turning for 5-6 cars with low brick walling and iron railings, to the side is a good size area of lawn with well stocked flower borders and copper beech tree. There is a good sized 'herring bone' brick paved patio enjoying a sunny aspect and outside tap. A latch gate gives access around the side of the house to further lawn and stepping stone pathway to:

REAR GARDEN: Laid to lawn with flower and shrub borders. A good sized split-level paved patio enjoys a sunny sheltered aspect. There is outside lighting and an outside tap. The garden is enclosed by timber panel fencing with latch gate giving access onto the fields and double latch gates that give vehicular access via lane that the property has access rites over.



Environmental Impact (CO ₂) Rating		
Current	Potential	Score
<small>Environment Agency, Energy Labelling, 2008</small>		

Energy Efficiency Rating		
Current	Potential	Score
<small>Environment Agency, Energy Labelling, 2008</small>		

Little Hayes, Bay Road, Gillingham



O.I.R.O. £510,000



Little Hayes, Bay Road, Gillingham. SP8 4EW..

Little Hayes is a super detached 1970's house that has been extended and improved to a high standard by the present owners to provide a spacious and comfortable family home with five double bedrooms, two family bathrooms and an en-suite, with gardens backing onto fields, within easy reach of Gillingham town centre. The house has been updated to include oak doors throughout, French oak fitted kitchen and luxury bathrooms, and benefits from gas central heating and UPVC double glazing throughout.

ACCOMMODATION

Approached via driveway to UPVC front door with double glazed obscure panels and UPVC obscure double glazed twin side windows to:

ENTRANCE PORCH: Tiled floor, UPVC double glazed obscure window to side, door to garage, control panel for burglar alarm, panel and obscure double glazed door to:

HALL: Coved ceiling, bannister post and handrail to stairs rising off to the first floor, attractive oak door to understairs cupboard, dado rail, panel radiator, telephone point, oak doors to:

CLOAKROOM: White suite comprising low level W.C., wash hand basin with tiled splashback, dado rail, panel radiator, display niche.



STUDY: 14'6" x 9'11" Coved ceiling with spotlight tracks, electric fuse box cupboard, UPVC double glazed window to rear with a pleasant aspect over the garden, panel radiator, separate telephone point and fax line.



KITCHEN: 20'1 x 13'8" A super family room with ample dining space, fitted with a luxury range of French oak fronted floor and wall cupboards with matching drawers and trim, 'barley twist' details, cornice and plinth, integral fridge/freezer and dishwasher, matching cupboards housing an automatic washing machine, granite worksurface, inset 1 1/2 bowl stainless steel sink unit with swan neck mixer taps, space for dual fuel range cooker (open to negotiation), attractive ceramic tiles to splashbacks, larder cupboard housing water softener and shelving, niche space for an 'American' style fridge/freezer, built-in matching dresser cupboard with glazed display cupboard, panel radiator and 'ladder' style towel rail radiator, spotlight cluster and tracks, triple aspect UPVC double glazed windows to the side and rear with a pleasant aspect, UPVC double glazed and panel door to outside, tiled floor.



SITTING ROOM: 21'7" x 13' A well proportioned room with coved ceiling, two ceiling roses, two panel radiators, UPVC double glazed window to side and UPVC double glazed sliding patio doors into conservatory, attractive fireplace with polished 'French' granite back and hearth, inset gas flame fire, television aerial point, archway through to dining room.

CONSERVATORY: 14'9" x 12'11" A generous addition with UPVC double glazed fixed and opening casements giving a pleasant outlook over the front garden, domed double glazed roof with opening skylight, light and power, ceramic tiles to floor, double French doors give access to outside.

DINING ROOM: 17'9" x 9'11" Light and airy with twin UPVC double glazed windows giving a pleasant aspect over rear garden, 'Heritage' oak flooring, coved ceiling with two ceiling roses, two panel radiators, telephone point, oak door to kitchen and to:



FIRST FLOOR

LANDING: With coved ceiling, UPVC double glazed window to rear with views over neighbouring fields, panel radiator, dado rail, hatch to loft space with ladder, light and power, housing gas fired boiler providing central heating and domestic hot water, built-in airing cupboard housing hot water tank and pressure system with slatted shelving, oak doors to:

MASTER SUITE: 20' x 13'4" With dressing area with oak fronted double wardrobes, coved ceiling and twin UPVC double glazed windows to the side and double UPVC French doors with matching side panels and 'Juliet' balcony giving superb aspect over the rear garden and neighbouring fields beyond, two panel radiators, bedside spotlights, television aerial point, telephone point, oak doors to:



EN-SUITE SHOWER ROOM: White suite comprising low level W.C., pedestal wash hand basin, large walk-in shower cubicle with shower and curved screen, full height tiling to walls and tiled floor, coved ceiling, 'ladder' style towel rail radiator, extractor fan and recessed lighting.

BEDROOM 2: 15'2" x 10'10" Coved ceiling, dual aspect UPVC double glazed windows to the front and side with pleasant aspects, panel radiator, television aerial point, range of built-in furniture including corner wardrobes and dressing/study table with cupboard, telephone point.



BEDROOM 3: 12'5" x 11'1" With coved ceiling, UPVC double glazed window to front, oak door to large walk-in wardrobe cupboard with further overstairs storage/den, light and power, panel radiator, television aerial point.

BATHROOM 1: White suite comprising panel bath with oak panel, 'gold' effect mixer tap and shower attachment, shower over and screen, low level W.C., pedestal wash hand basin, full height tiling to walls and floor, coved ceiling with recessed spotlights, two UPVC obscure double glazed windows to rear, 'ladder' style towel rail radiator.

Arch and step down from landing to Guest Suite with oak doors to:

BEDROOM 4: 15' x 8'10" Coved ceiling, UPVC double glazed window to rear with views over garden and fields beyond, panel radiator, television aerial point, telephone point.

BEDROOM 5/DRESSING ROOM: 9'11" x 15' Fitted with an extensive range of oak bedroom furniture with wardrobes and dressing chests, bedside cupboards and link overhead cupboards, cornice and plinth, coved ceiling, UPVC double glazed window to front, panel radiator, feature arch and further built-in deep shelved cupboard with light.

