



Sylvan Way
Gillingham SP8 4EQ

A beautifully presented two double bedroom chalet bungalow, recently renovated throughout to a high standard. Benefits include a newly fitted kitchen/utility, bathroom, bright and well planned accommodation, ample driveway parking, single garage and rear garden. Conveniently positioned within easy reach of local shops, Gillingham town centre and the mainline railway station, making this a superb home in a highly accessible location. EPC Band:- D

Asking price £250,000 Freehold





The Property

A beautifully presented two double bedroom chalet bungalow, which has been recently renovated to a high standard throughout creating a stylish and comfortable home that is ready to move straight into. Particular highlights include a newly fitted modern kitchen/utility room and bathroom together with two generous double bedrooms and beautifully presented living accommodation.

Accommodation:-

Kitchen A beautifully appointed newly fitted kitchen, featuring a stylish range of white floor and wall-mounted units complemented by work surfaces. Integrated appliances include a built-in oven, ceramic hob with cooker hood above and dishwasher. Double doors open directly onto the rear garden, providing plenty of natural light and creating an excellent connection between the kitchen and outside space.

Utility Room A newly fitted utility room with plumbing for washing machine and space for tumble drier.

Lounge An immaculately presented lounge featuring a large double glazed window which allows an abundance of natural light to fill the room, creating a bright and welcoming living space. Stairs rise to the first floor.

Two double bedrooms with the main bedroom benefitting from built in wardrobes.

Shower Room A contemporary shower room fitted with a modern white suite comprising a large glass-enclosed shower cubicle, low-level WC and wash hand basin, finished in a clean and stylish design.



The Outside

The property is approached through attractive double wrought iron gates, opening onto a generous driveway providing ample off-road parking and leading to a single garage with an up and over door.

The front garden has been thoughtfully landscaped with gravel for ease of maintenance, complemented by raised timber flower and shrub borders. A low brick boundary wall, softened by an abundance of established lavender, creates an attractive frontage. A side gate provides convenient access to the rear garden.

The property continues to impress with an attractive enclosed rear garden which has been attractively landscaped with ease of maintenance in mind, being predominantly laid to gravel with two raised timber flower and shrub borders. Further features include an ornamental pond, decorative stone rockery and a timber summer house, creating a pleasant space for relaxing and enjoying the garden.

Conveniently positioned within easy reach of local shops and everyday amenities, the property is also well placed for Gillingham town centre and the mainline railway station, offering direct rail links towards London and the South West.

With the renovation work already completed, this is a fantastic opportunity for buyers looking for an immaculately presented, ready-to-move-into home in a convenient location. Early viewing is highly recommended.

Location

What Three Words:- ///tiles.forget.positions. Set in

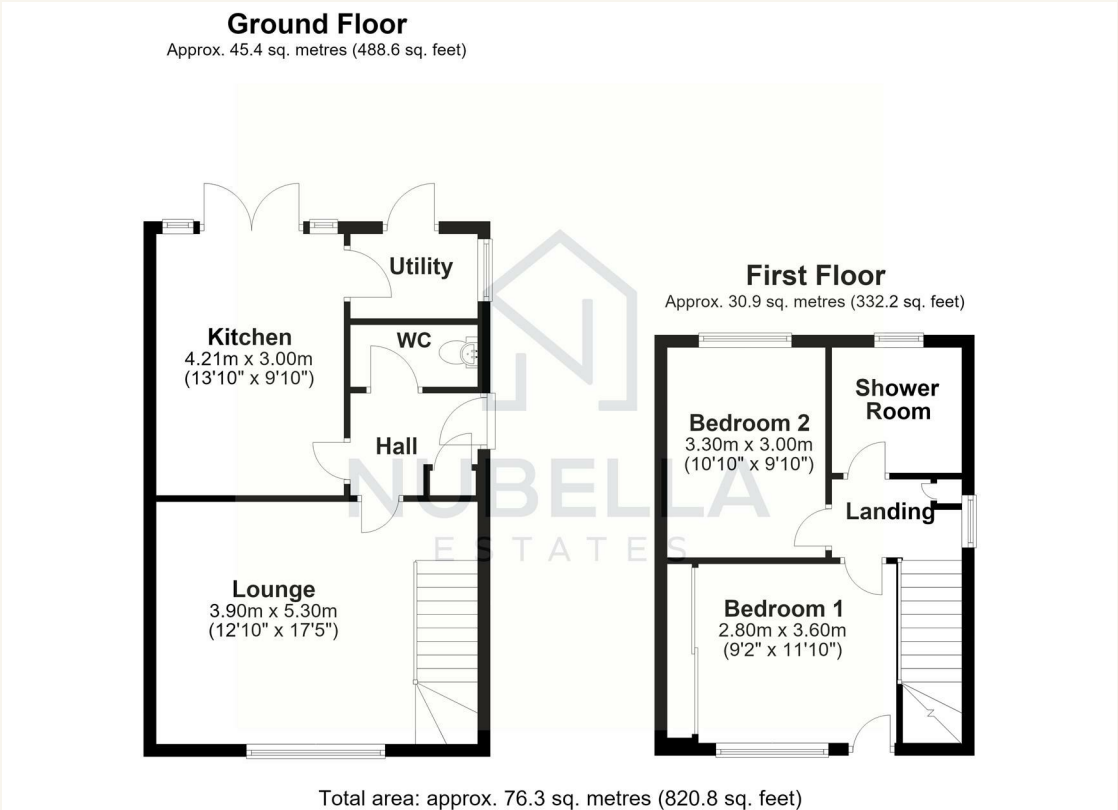
the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a 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.

Additional Information

Services : Mains Water, Gas, Electricity and Drainage. Council Authority : Dorset Council
Council Tax Band : C ~ 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. Agent's Notes : Fitted carpets as seen are included in the sale. All measurements are approximate. Prospective buyers or tenants must satisfy themselves as to the accuracy of the information. Some details and images may have been prepared or enhanced using AI. Energy Performance Certificate : Rated D



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Gillingham Office

The Old School Room Newbury,
Gillingham, SP8 4QJ

Contact

01747 440880
sales@nubellaestates.com
www.nubellaestates.com

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.