NUBELLA
ESTATES







Wavering Lane West

Gillingham SP8 4NR

A spacious three double bedroom detached bungalow situated in a quiet location along a no-through lane, close to delightful riverside and countryside walks, whilst remaining within easy reach of local shops, town centre and mainline railway station. The property benefits from a conservatory, double garage with ample driveway parking driveway and attractive gardens. EPC Band:- D



Price to be agreed Freehold







The Property

A well proportioned three double bedroom detached bungalow offering spacious and versatile accommodation throughout, complemented by generous gardens, ample driveway parking and a double garage enjoying a quiet location at the end of a no through lane. The property is close to some stunning river and countryside walks and is conveniently situated close to local shops, town centre and mainline train station (Exeter-London/Waterloo). As you step inside, you are welcomed by an entrance hall which has doors off to all rooms, a large shelved airing cupboard fitted with an electric heater, door to the garage and double part glazed doors to:-

A well proportioned sitting room (4.34m x 6.25m) which features an attractive fireplace with an Adam-style surround, marble-effect slips and hearth, creating an elegant focal point. Sliding patio doors open into the rear conservatory, providing an additional reception area overlooking the garden.

A good-sized kitchen/dining room (2.77m x 4.22m) providing plenty of space for everyday dining and entertaining; fitted with a range of floor and wall units including a tall larder style cupboard, built in electric oven, gas hob with cooker hood above, space and plumbing for dish washer, laminate flooring and door to:-

Utility room with part glazed door to the side and window overlooking the rear graden. There is space and plumbing for washing machine plus space for tumble dryer; wall mounted gas fired combination boiler.

Bedroom One (4.22m x 3.23m) has window to front aspect, fitted wardrobes and door to:-

En-Suite shower room fitted with a shower cubicle, vanity style wash hand basin, low level WC, chrome heated towel rail, mirror fronted bathroom cabinet, part shower boarded walls and vinyl flooring.

Bedroom Two (2.62m x 4.14m) Fitted with a double wardrobe and window to side aspect.

Bedroom Three (2.90m x 2.95m) Window enjoying pleasant views over the fields opposite.

A separate family bathroom completes the layout of the accommodation; fitted with a suite comprising panelled bath with mixer taps and shower attachment, low level WC and pedestal wash hand basin, mirror fronted bathroom cabinet, vinyl flooring, window to the front aspect and extractor fan.

Outside

The property is approached from the lane via a brick-paved driveway, providing ample off road parking for at least four vehicles and leading to a double garage. The garage benefits from an up-and-over door, light and power, together with a convenient internal door providing direct access into the bungalow's entrance hall.

To the front, an attractive area of lawn is complemented by a variety of well established trees and shrubs, adding colour and interest to the garden.

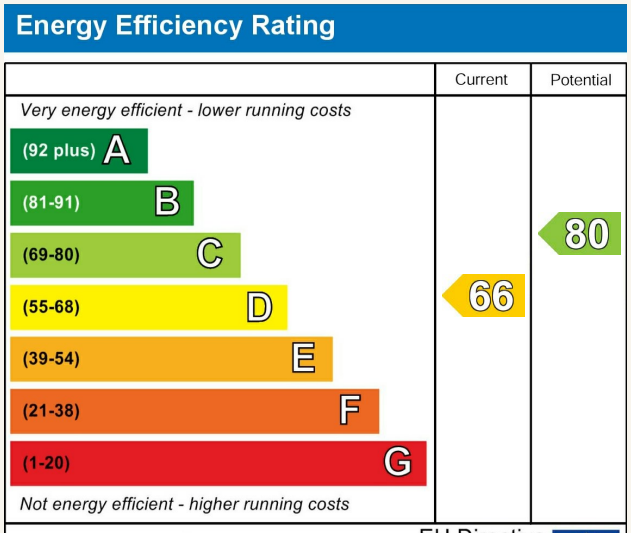
The fully enclosed rear garden enjoys a sunny and private aspect, offering a delightful outdoor space predominantly laid to lawn with a variety of mature trees and shrubs. The garden provides plenty of room for outdoor seating, entertaining or simply relaxing and enjoying the peaceful surroundings.

Location

What Three Words:= ///town.clincher.binder
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 : E 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. 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









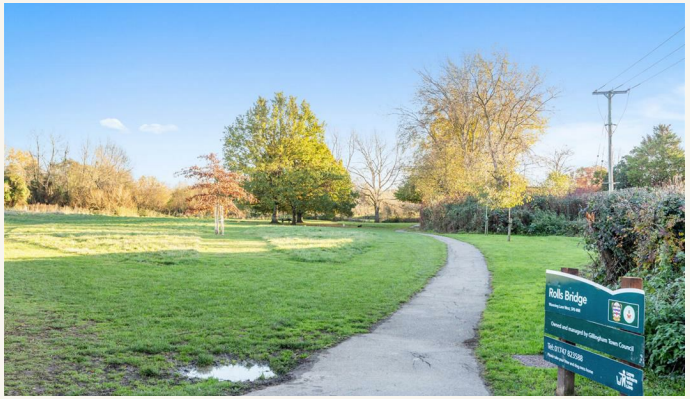


Local Authority
Council Tax Band **E**
EPC Rating **D**



Total area: approx. 132.4 sq. metres (1425.6 sq. feet)







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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.