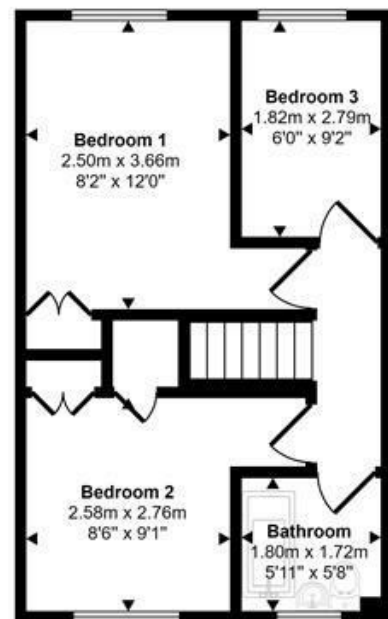


Ground Floor  
Approx 35 sq m / 374 sq ft

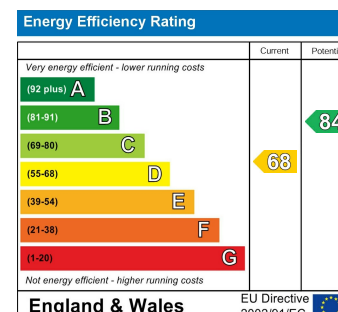


First Floor  
Approx 34 sq m / 368 sq ft

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.

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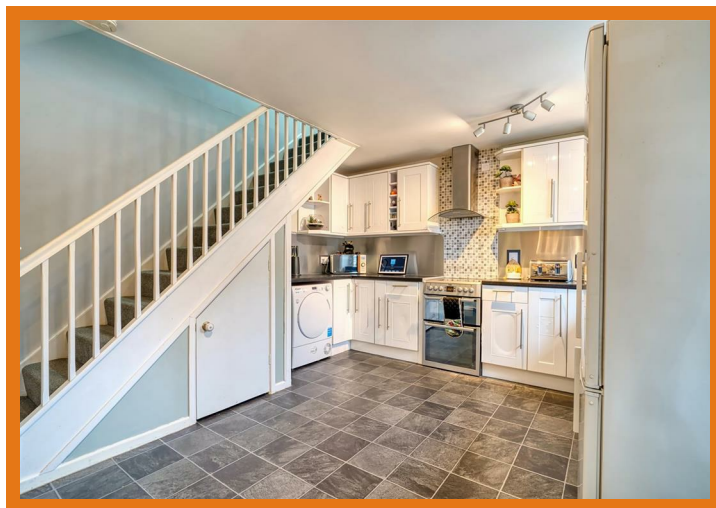
Cloverfields  
Gillingham

Guide Price  
£250,000

A well presented three bedroom semi-detached house situated in a popular residential area on the fringe of Gillingham, within easy reach of a good range of everyday amenities, some wonderful river and countryside walks and the town's mainline train station serving London Waterloo and the West Country.

Arranged over two floors, the property makes excellent use of its living space throughout. On the ground floor there is a porch, a generous kitchen/dining room and a sitting room with a feature fireplace and sliding patio doors opening to the rear garden. On the first floor there are two double bedrooms both with built-in wardrobes, a further single bedroom and a family bathroom.

Outside, the front garden has been attractively landscaped with stone chippings and shrubs, while the rear garden is fully enclosed and laid to lawn with a seating area. A long driveway to the side provides parking for up to three vehicles and leads to the garage.



## The Property

### Inside

#### Ground Floor

A front porch opens into a generous combined kitchen and dining room, enjoying a pleasant outlook to the front through windows overlooking the garden. The kitchen is fitted with floor and eye level cupboards and good work surfaces. Stairs rise to the first floor, with a door leading through to the sitting room, a comfortable and well proportioned reception space with a feature fireplace and sliding patio doors opening directly onto the rear garden.

#### First Floor

Stairs rise to the landing where three well proportioned bedrooms are found. Two generous double bedrooms both benefit from built-in wardrobes, with a spacious single bedroom completing the accommodation. All three bedrooms are served by the family bathroom, fitted with a bath with shower attachment, pedestal wash hand basin and WC.

### Outside

#### Garden

To the front, the garden has been attractively landscaped with stone chippings and planted with an array of shrubs and a charming cherry tree. The rear garden is fully enclosed by timber fencing and brick wall, laid to lawn with a seating area and a gate leading out to Gyllas Way.

#### Garage & Parking

A long driveway to the side of the property provides parking for up to three vehicles and leads to the garage, which benefits from an up and over door, light, power, wall shelves and rafter storage, with a door also opening to the rear garden.

### Useful Information

Energy Efficiency Rating D  
Council Tax Band C  
uPVC Double Glazed Windows  
Gas Fired Central Heating  
Mains Drainage  
Freehold

Vendors will need to find onward purchase

### 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 4UR

What3words  
///fattening.breached.tablet

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.