



CHAFFERS
ESTATE AGENTS



**Great Barton Hill Road
Gillingham, SP8 4AF**

Are you looking to settle in Gillingham? Don't miss this exceptional opportunity to acquire a beautifully presented, modern, four bedroom, detached family home, offering a perfect blend of contemporary living and convenience. The property was built in 2024 and is located on Great Barton Hill Road. EPC Band:- TBC

£480,000 Freehold

Council Tax Band: New Build

Great Barton Hill Road

Gillingham, SP8 4AF



DESCRIPTION

* An exceptional opportunity to acquire a modern, four bedroom, detached family home, offering a perfect blend of contemporary living and convenience. This wonderful property is within easy distance of local amenities including a convenience store with Post office, hairdressers and a pet shop. The town centre and mainline train station (Exeter-London/Waterloo) are approximately a 15 min walk. The accommodation is beautifully presented, offering versatile, spacious, bright and airy rooms, arranged over two floors, briefly comprising:- Entrance hall with stairs to the first floor and doors leading to the sitting room, study, kitchen/diner and WC. There is a useful storage cupboard as well as an additional storage cupboard in the downstairs cloakroom; a well proportioned light and airy sitting room with an attractive bay window; a stunning, modern, well equipped kitchen/diner fitted with a range of floor and wall units including an electric double oven, 5 ring gas hob with cooker hood above, integrated appliances (fridge/freezer & dish washer), double glazed doors to garden and door to:- utility room with floor and wall units, plumbing for washing machine and door to garden. The gas boiler for central heating and hot water is also housed in this room. The open galleried landing on the first floor has doors off to all rooms, an airing cupboard as well as access to the loft which has light and power. The main bedroom is a generous sized double and benefits from two fitted triple wardrobes and an en-suite shower room; bedroom two and three are also good sized double rooms; bedroom 4 is a single room which could easily be used as a home office. To complete the layout on this floor is a family bathroom which is fitted with a white panelled bath, pedestal style wash hand basin, low level

WC, tiled shower cubicle and a radiator/towel rail. This fabulous family home benefits from gas central heating, double glazing, private driveway parking, garage and an electric charging point. Additionally, the home is fitted with owned solar panels, promoting energy efficiency and sustainability.

OUTSIDE

To the front of the property is a detached garage with power and an up and over door. There is a private driveway providing ample parking for two to three cars as well as an electric charging point.

The enclosed fenced rear garden enjoys a sunny and private aspect and is predominantly laid to lawn with a side access gate.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: TBC

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.

10 year warranty runs from 20/12/2024.

Energy Performance Certificate: Rated: A



Directions

From our Gillingham office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn left onto Wyke Road. At the traffic lights turn right onto Wyke Street. Continue on this road and turn left onto Broad Robin. Stay on this road, passing Maple Way on your right and just past Freame Way which is also on your right. Great Barton Hill will be found in a cul-de-sac on your right hand side.



Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	