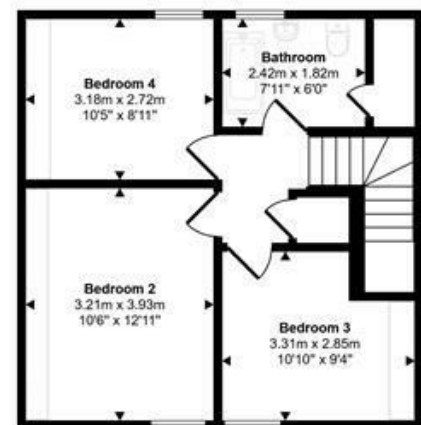




Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 45 sq m / 479 sq ft



Second Floor
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



Goldfinch Gate Gillingham

Asking Price
£280,000

Spacious Semi-Detached Home with Flexible Layout and Great Potential:-

Set within a quiet cul-de-sac on a popular development, this versatile three-storey family home offers generous accommodation, flexible room usage and plenty of potential to make it your own. Ideally located, it's within walking distance of local facilities and a primary school, with countryside walks on the doorstep and easy access to the town centre and train station.

The ground floor welcomes you with a hallway leading to a large kitchen/dining room – perfect for family life and entertaining – alongside a day room that could easily be used as a study, playroom or hobby room. A cloakroom and utility room add further practicality. On the first floor you'll find the principal bedroom with en-suite bathroom, a comfortable sitting room, and a separate shower room. The top floor provides a family bathroom and three double bedrooms, offering excellent flexibility for children, guests or even multi-generational living.

Outside, the property benefits from gated parking, a tandem garage, and a garden that provides a private outdoor space with scope for landscaping to your own creative design.

With some tender loving care, this home can be transformed into a truly special family residence, perfectly tailored to your lifestyle. It's a rare opportunity to create a home full of character, space, and personality – a blank canvas brimming with potential.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized bright hall with stairs rising to the first floor and doors leading off to day room/study, kitchen/dining room and to the cloakroom, which is fitted with a WC and corner pedestal wash hand basin. The floor is laid in a practical wood effect laminate that continues into the cloakroom. The day room benefits from a double aspect and offers flexibility as to its usage - formal dining room, study or a playroom.

The spacious kitchen/dining room has double doors leading out to the rear garden and is fitted with a range of floor cupboards with drawers and eye level cupboards. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. There is a built in electric oven with a ceramic hob and extractor hood plus space for a fridge/freezer and plumbing for a dishwasher. For practicality, the floor is laid in a vinyl that continues into the utility room. This is fitted with a work surface with

stainless steel sink and tiled splash back plus a floor cupboard beneath and space for a tumble dryer and plumbing for a washing machine. A door opens to the rear garden.

First Floor

Stair rise to the landing where there is a further staircase to the second floor and doors leading off to the accommodation. There is a useful shower room and double doors open to the sitting room, which has a double aspect and is a great space for evening TV and relaxing. Also on this floor you will find the principal bedroom, which has a window to the side and rear and benefits from an en-suite bathroom.

Second Floor

On this floor, there is the family bathroom plus three double sized bedrooms.

Outside

Garage and Parking

Double gates at the rear of the house open to a drive with space to park at least one car and leads up to the tandem garage. This has an up and over door and is fitted with light and power.

Garden

Immediately to the back of the house there

is a paved seating area with an outside tap. The rest of the garden is of a good size and in need of some management.

Useful Information

Energy Efficiency Rating tba
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Location and Directions

The property is within walking distance to local facilities that include an Aldi, vets, petrol station with shop plus the garden centre - the town centre and mainline train station a little further on. Gillingham, is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities and excellent schooling for all ages.
Postcode - SP8 4GZ
What3words -
///crossword.visual.convinced

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 firms employment has the authority to make or give any representation or warranty in respect of the property.