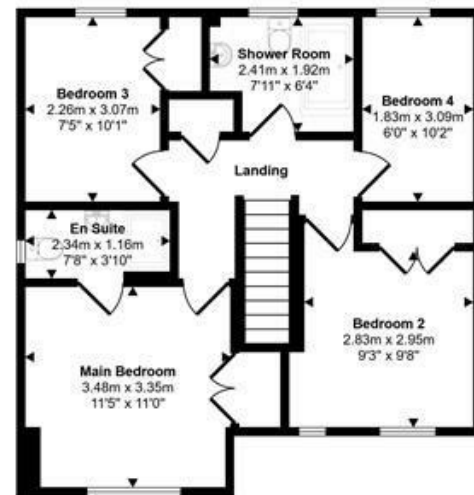
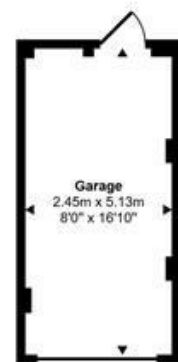




Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 55 sq m / 594 sq ft



Garage
Approx 13 sq m / 135 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.



Marlott Road
Gillingham

Guide Price
£350,000

A well presented four bedroom detached family home, situated in a popular residential area of Gillingham within easy reach of the town centre, doctors surgery and some wonderful countryside walks on the doorstep. Having been the much loved home of the current owners since 2006, the property has been well maintained and improved throughout, including a new kitchen and updated bathrooms.

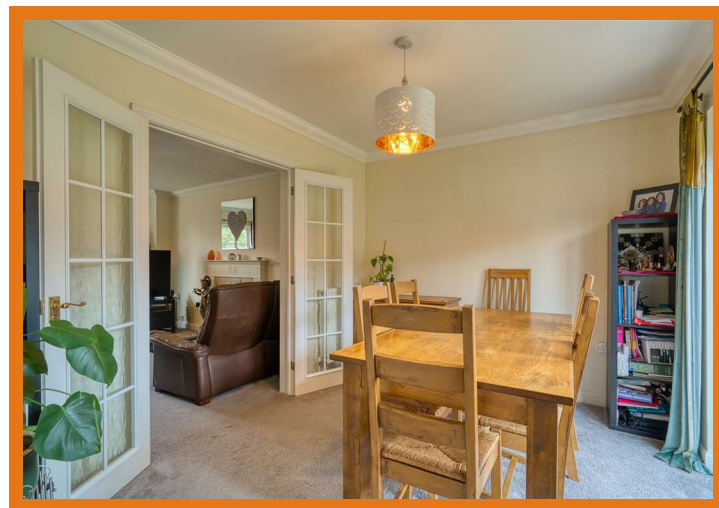
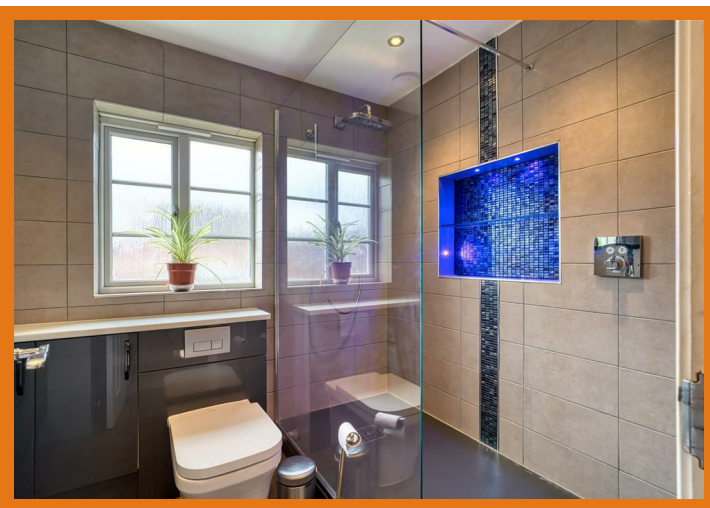
The accommodation extends to approximately 1,322 square feet across two floors, with a generous sitting room, separate dining room, an updated kitchen and utility room on the ground floor, alongside a WC. To the first floor, four bedrooms are found, with the principal bedroom benefiting from an en suite, with the remaining three bedrooms served by a family shower room.

To the outside, the property benefits from ample off road parking for up to four vehicles to the front, a single garage and an enclosed south easterly facing rear garden with a patio area and lawn, which is larger than average for the estate.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Property

Inside

Ground Floor

An entrance hall leads through to the principal rooms and a cloakroom. The sitting room is a generous and comfortable reception space with a feature fireplace, and the dining room alongside provides a dedicated space for everyday dining and entertaining. The kitchen has been updated to a high standard, fitted with shaker units, granite worktops and a door leading out to the rear garden, with useful understairs storage. A utility room leads off from the kitchen.

First Floor

Stairs rise to the landing where four well proportioned bedrooms are found. The principal bedroom benefits from an en suite shower room, with the remaining three bedrooms served by the family shower room. Three of the four bedrooms are fitted with built-in storage.

Outside

Garden

An enclosed rear garden enjoying a south easterly aspect, with a patio seating area and lawn beyond, larger than average for properties on the estate. Access to the garage is also found from the garden.

Parking & Garage

A generous driveway to the front of the property provides off road parking for up to four vehicles, with a single garage also available within the plot.

Useful Information

Energy Efficiency Rating C
Council Tax Band E
Gas Fired Central Heating
Mains Drainage
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Gillingham is a well-served town offering a range of everyday amenities, including independent shops, supermarkets and schooling, along with a mainline railway station providing direct links to London Waterloo. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4FA

What3words
///await.interests.outline

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.