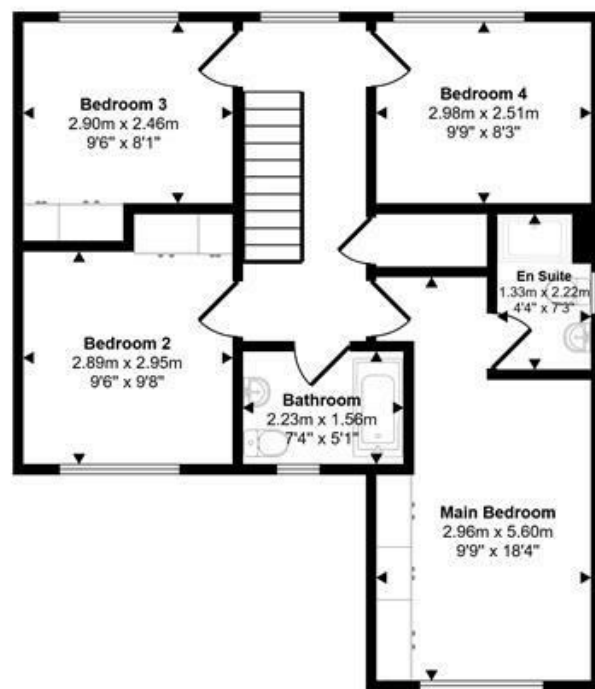




Ground Floor
Approx 63 sq m / 676 sq ft



First Floor
Approx 57 sq m / 617 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.



Tile Terrace
Gillingham

Asking Price
£425,000

A well presented four bedroom detached house, built by Redrow to a high standard and situated on a popular new build development close to Gillingham town centre, within easy reach of local amenities including supermarkets, a petrol station and the mainline train station. Offered for sale with the benefit of no onward chain.

Having been occupied for around twelve months, the property benefits from circa eight to nine years of new build warranty remaining and has been thoughtfully improved by the current owners, with a fully landscaped garden, a generous patio and an internal door added between the hallway and garage. The ground floor offers a bright lounge, a modern kitchen diner with double doors to the garden, a utility room and a downstairs WC. Underfloor heating is installed throughout the ground floor. On the first floor there are four generous bedrooms, the principal benefitting from an en-suite shower room, together with a family bathroom.

Outside, the rear garden has been beautifully landscaped and enjoys a good degree of privacy, surprisingly not overlooked, with a generous Indian stone patio area and lawn. There is an integral garage, EV charging point and driveway parking.

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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	



The Property

Inside

Ground Floor
The front door opens into the entrance hallway with stairs rising to the first floor and doors leading through to the sitting room and kitchen diner, together with internal access to the garage. The sitting room is a bright and well proportioned space, ideal for relaxing and enjoying family life. The kitchen diner is modern in style, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces and integrated appliances including a fridge/freezer, dishwasher, oven and extractor fan. Double doors lead directly out to the rear garden. The utility room has a door leading out to the rear garden and benefits from useful under-stairs storage, while a downstairs WC/cloakroom completes the accommodation on this level.

First Floor

The landing gives access to all four bedrooms and the family bathroom.

All four bedrooms are generous in size, the principal benefiting from an en-suite shower room. The family bathroom serves the remaining bedrooms.

Outside

Garden
The rear garden is fully enclosed and enjoys a good degree of privacy, surprisingly not overlooked for a new build development. Landscaped within the last twelve months, there is a generous Indian stone patio at the top of the garden, with a lawn beyond, and gated side access.

Parking

An integral garage, EV chardgin point and driveway parking are available.

Useful Information

Energy Efficiency Rating B
Council Tax Band E
Air Source Heat Pump
Underfloor Heating on the Ground Floor
EV Charging Point

Upvc Double Glazing
Mains Drainage
Freehold
No Onward Chain

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 5FZ

What3words
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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.