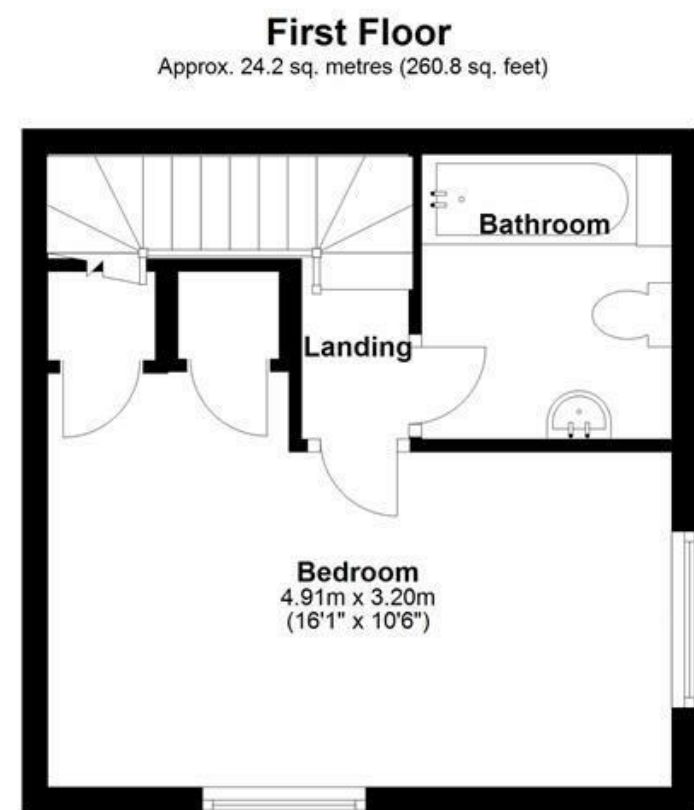
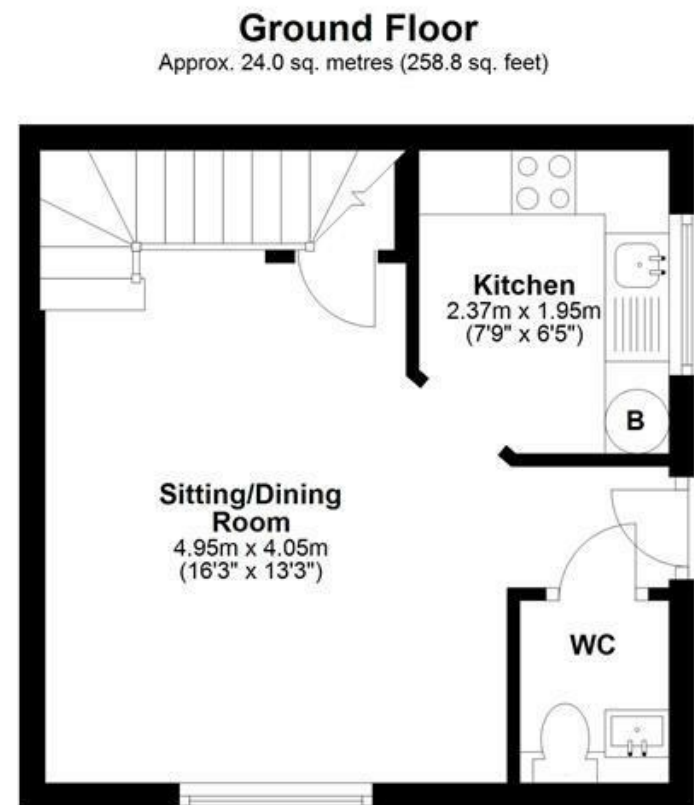




Total area: approx. 48.3 sq. metres (519.6 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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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	72	77
EU Directive 2002/91/EC		



King John Road
Gillingham

Asking Price
£190,000

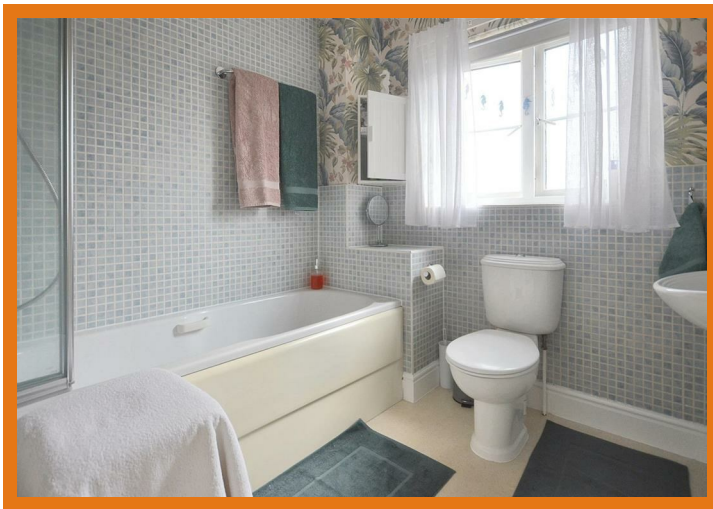
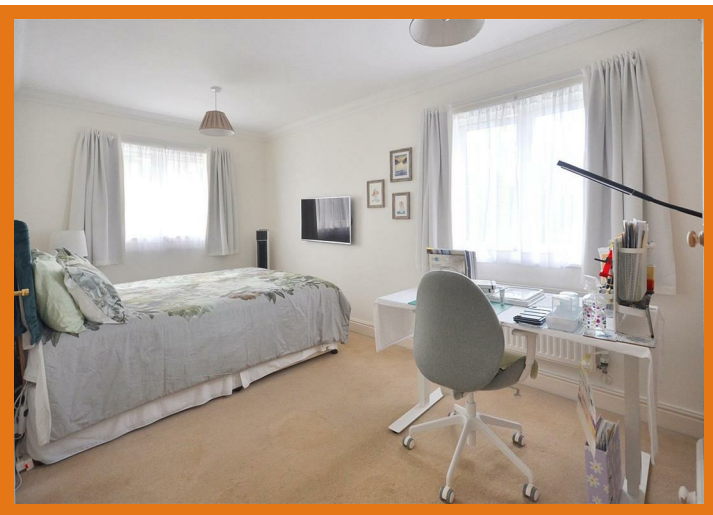
A Bright and Welcoming Home with Space to Enjoy:-

Step inside this modern one-bedroom home and you'll instantly feel its light and spacious atmosphere. The heart of the house is a generous sitting and dining room, perfect for relaxed evenings or sharing meals with friends. Clever built-in storage keeps the space calm and clutter-free, while the stylish kitchen makes cooking a pleasure. There's also a handy cloakroom that could easily become a utility area if you'd like extra practicality.

Upstairs, the double-aspect bedroom offers peaceful views over open green space, with fitted wardrobes providing plenty of storage. The bathroom is unusually large, giving you space to unwind in comfort.

Outside, the real surprise awaits—a wonderfully large garden. Sunny and private, it has a rustic feel in parts and provides plenty of room to enjoy the outdoors. To the front, a charming pergola creates a perfect spot to sit and take in the lovely views of the adjoining green space, making it an ideal setting for morning coffee or an evening glass of wine. Parking adds convenience, so you can simply come home and relax.

This home is ideal whether you're starting out, looking to downsize, or after a lock-up-and-leave. Well maintained and thoughtfully presented, it's ready for you to move in and make it your own. With the town centre and train station just a short stroll away, everything you need is close at hand.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a bright and welcoming entrance with a door to the cloakroom and opening into the sitting/dining room. There is attractive and practical wood effect flooring, which continues throughout the ground floor. The sitting/dining room enjoys plenty of light from the window, which overlooks the side garden. There is ample room for a settee and armchair, as well as for a small dining table. Stairs rise to the first floor with a large cupboard beneath and a built in storage unit.

The kitchen is fitted with a range of modern units consisting of floor cupboards, separate drawer unit and eye level cupboards (one housing the boiler) with counter lighting beneath. You will find a good amount of laminate work surfaces with a matching splash back and a sink and drainer with a swan neck mixer tap. The electric oven is built in with a gas hob and extractor hood above. There is space for an undercounter fridge and plumbing for a washing machine.

The cloakroom is fitted with a modern vanity wash hand basin and a WC.

First Floor

On this floor you will find a large double aspect bedroom with space for a study/work from home area and built in storage/wardrobes. From the front window there is a lovely view over the adjoining open green space. The bathroom is fitted with a bath with mixer tap and shower attachment, WC and pedestal wash hand basin. For practicality, the floor is laid to vinyl.

Outside

Parking and Garden

From the road there is access to the parking area, where there is a space for the property. From here a timber gate opens into the garden. This is surprisingly large and has been landscaped in different styles. At the side of the house there is an area laid to stone chippings and enclosed in part by hedgerow. There is a decked seating area with a pergola in front of the house with steps leading down to the main garden. Here, you will find a paved space with wildlife pond and a summerhouse, and a path that leads down to more garden, which has a rustic feel to it. The garden is fully enclosed,

benefitting from an outside water tap and enjoys good privacy and sun.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold

Location and Directions

The property is within easy walking distance of open space as well as to the town centre and mainline train station 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 4PG
What3words - ///news.bloomers.bedding

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