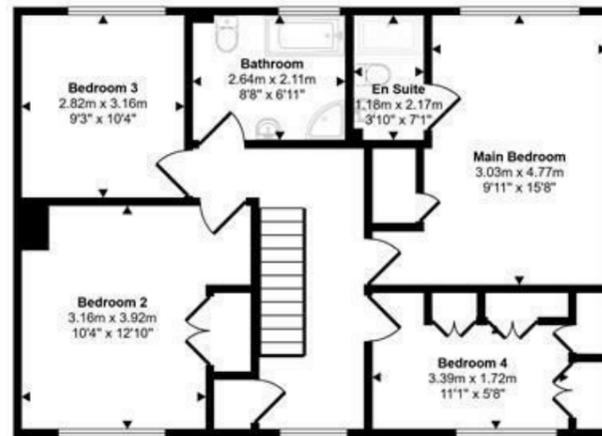
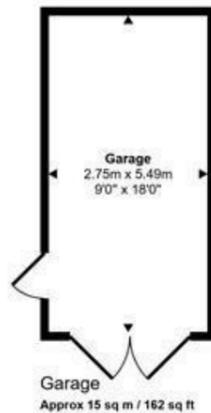


Ground Floor  
Approx 73 sq m / 782 sq ft



First Floor  
Approx 73 sq m / 790 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.



Bay Road  
Gillingham

Asking Price  
£585,000

The accommodation is a modern and well appointed four bedroom detached home forming part of a small and exclusive development of just five properties, situated on the edge of Gillingham and enjoying a pleasant outlook towards surrounding countryside. Built in 2021 by a local builder, the property offers a high quality finish throughout together with well balanced accommodation suited to modern family living.

The property has been further enhanced by the current owners during their time of ownership and benefits from a range of thoughtful improvements including underfloor heating to the ground floor and bathrooms, partial boarding to the loft with ladder access, and the installation of a fully hardwired CCTV system providing 24 hour coverage. Additional features include a 7kW electric car charger together with power to both the garage and garden shed.

The layout has been designed with everyday living in mind, with a spacious open plan kitchen/dining room opening directly onto the garden and a well proportioned sitting room. The first floor provides four bedrooms including a main bedroom with en-suite facilities. The property also benefits from a private garden with a south westerly aspect.

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) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



**The Property**

**Accommodation**

**Inside**

The property is entered through a front door into the entrance hall which provides access to the principal ground floor rooms together with the staircase rising to the first floor. A cloakroom with WC is also conveniently located on the ground floor.

The sitting room is a well proportioned reception space featuring a fireplace with inset stove creating an attractive focal point. The room enjoys a pleasant outlook and provides ample space for seating and everyday living.

To the rear of the property the kitchen/dining room forms the heart of the home and is fitted with a modern range of units with quartz worktops. Integrated appliances include a double oven, microwave, warming drawer and dishwasher. The central island provides additional preparation space together with power points and USB connections. The room offers space for dining and entertaining and benefits from doors opening onto the garden allowing plenty of natural light into the space. A utility room is

located off the kitchen and provides further storage together with space and plumbing for white goods.

On the first floor the landing leads to four bedrooms and the family bathroom. The main bedroom benefits from built in storage together with an en-suite shower room. Bedrooms two and four also benefit from built in storage. The family bathroom is fitted with a bath, wash hand basin and WC.

**Outside**

To the rear of the property the garden enjoys a south westerly aspect and has been arranged to provide a combination of patio and lawn creating an attractive and versatile outdoor space. The garden offers a good degree of privacy and enjoys pleasant views towards the surrounding countryside.

There is a paved seating area adjoining the property providing space for outdoor dining together with a lawned area bordered by planting. A garden shed provides useful storage.

To the front there is parking leading to a garage which benefits from an electric door together with light and power.

**Useful Information**

- Energy Efficiency Rating B
- Council Tax Band E
- Gas Fired Central Heating
- Electric Underfloor Heating
- Upvc Double Glazing
- Freehold
- Vendors need to find onward purchase

**Location and Directions**

Gillingham is a well served north Dorset town offering a range of everyday amenities including supermarkets, independent shops, cafes, schooling and leisure facilities. The town also benefits from a mainline railway station providing direct services to London Waterloo.

The property is situated on the edge of the town providing convenient access to local facilities whilst also being within easy reach of surrounding countryside offering a variety of walking routes and outdoor pursuits.

Postcode SP8 4EP  
 What3Words //resorting.saved.varieties//

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.