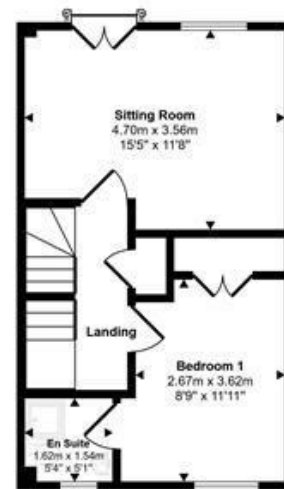
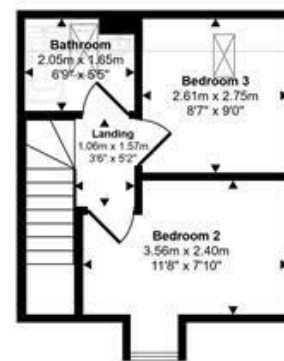


Ground Floor
Approx 39 sq m / 417 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Second Floor
Approx 26 sq m / 275 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.



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Palace Road Gillingham

Offers In Excess Of
£275,000

Step into this stylish modern townhouse and discover a home that perfectly balances space, comfort, and convenience. Set in a desirable residential area, you'll be just a short stroll from leafy green spaces, a children's playground, the town centre, and the mainline station — making everyday life easy and hassle free.

From the moment you enter, the welcoming hallway sets the tone for the home's bright and inviting feel. A versatile study offers the ideal spot for home working, a playroom, a snug or even a fourth bedroom. At the heart of the house, the impressive open-plan kitchen/dining/family room is designed for modern living — the perfect place to cook, dine, and entertain - be it with family or friends. A handy utility room and cloakroom complete the ground floor, all finished with attractive and practical, hard-wearing LVT flooring. Upstairs, the first-floor sitting room is flooded with natural light and opens onto a Juliette balcony with partial views — a wonderful space to relax. The main bedroom, complete with its own en-suite, is also on this level, giving a sense of privacy and comfort. The top floor boasts two further good sized double bedrooms and a modern family bathroom.

Outside, you'll find a larger than average, easy-to-maintain garden — great for summer barbecues or a quiet evening unwind. To top it off, the property comes with a garage (with power) in a nearby block and parking right in front.

This is more than just a house — it's a fantastic lifestyle opportunity. Whether you're a first-time buyer, a growing family, or simply looking for a modern, well-connected home, this property ticks all the boxes.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized and inviting entrance hall with stairs rising to the first floor and doors leading off to the study, kitchen/dining/family room and to the cloakroom, which is fitted with a WC and wash hand basin. The floor is fitted in a wood effect LVT (luxury vinyl tile) that continues throughout the ground floor. The study provides a versatile space that can be tailored to your own specific needs - great work from home space, hobbies room, play room or additional bedroom.

At the rear of the house is a bright and spacious combined kitchen/dining and family space. There is a window to the rear and double doors open to the rear garden. There is ample room for a settee or armchairs plus a dining table. The kitchen area is fitted with a range of modern, soft closing units consisting of floor cupboards, separate drawer unit and eye level units. You will find a good amount of work surfaces with a tiled splash back and a ceramic one and a half bowl sink and drainer with a swan neck mixer tap. The dishwasher and fridge/freezer are integrated and there is a gas hob with an extractor hood above plus a built in electric oven and a combination microwave. You will also find the boiler located in the kitchen. The utility room is fitted with same units as the kitchen and there is a good amount of work surfaces with a stainless steel sink and drainer and a swan neck mixer tap. You will find space for a tumble dryer plus plumbing for a washing machine.

First Floor

Stairs rise to a galleried landing where a second staircase rises to the second floor and doors lead off to the sitting room and principal bedroom. You will also find the airing cupboard housing the hot water cylinder.

The sitting room is a bright and spacious room with a Juliette balcony that overlooks the rear garden. There is plenty of room for settees and armchairs. The principal bedroom looks out to the front of the property and benefits from built in wardrobes and an en-suite shower room.

Second Floor

On this floor there are two double bedrooms plus the family bathroom, which is fitted with a pedestal wash hand basin, WC and bath with a mixer tap and telephone style shower attachment. Bedroom three and the bathroom have skylights to the rear elevation, which were replaced two years ago.

Outside

Garden

The rear garden has been landscaped for easy maintenance and has a paved seating area to the back of the house with the rest of the garden being laid to stone chippings. It offers scope to further design to your own choice. The garden enjoys sun throughout the day and there is a useful timber shed. At the bottom of the garden, you will find a gate that opens to a path leading to the garage and parking.

Garage and Parking

This is set to the right hand side of the block of houses. Here you will find four garages - the property owns the one second in from the right. There is parking for one car in front and a roll up door opens to the garage, which is fitted with light and power plus rafter storage. It measures 5.31 m x 2.64 m/17'5" x 8'8".

Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating Boiler (Nest Controlled). The boiler is four and a half years old

Mains Drainage

Freehold

The property is fitted with Google Nest, Camera with lights.

Location and Directions

The property is within easy walking distance of open space, playgrounds 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 4PQ

What3words - ///pushover.banks.entertainer



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.