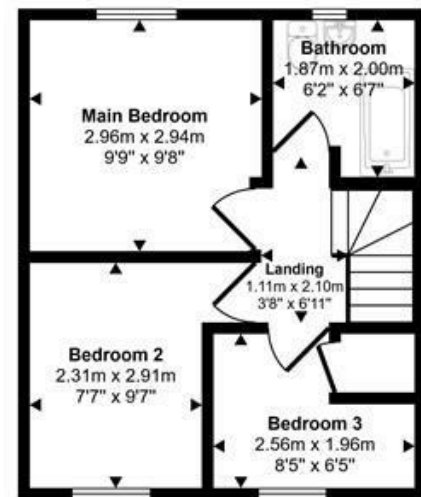


Ground Floor
Approx 40 sq m / 434 sq ft



First Floor
Approx 30 sq m / 322 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.



Peacemarth
Gillingham

Guide Price
£260,000

Set within a small and select development of just three properties in the town of Gillingham, this beautifully presented semi-detached home enjoys a peaceful setting while remaining within easy reach of everyday amenities. Featuring three bedrooms, off-road parking for two vehicles and a fully enclosed courtyard garden, the property provides a welcoming and versatile home for modern living.

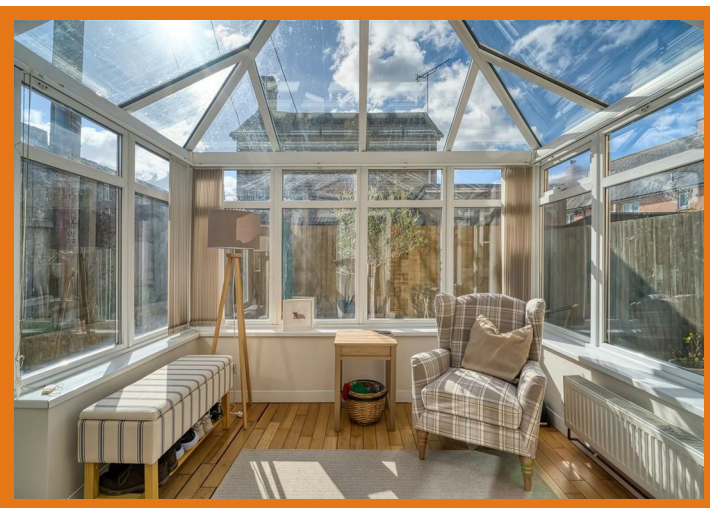
Arranged over two floors, the ground floor comprises a kitchen and cloakroom to the front, leading through to a well-proportioned sitting/dining room. At the rear, a conservatory offers additional reception space and opens directly onto the garden, creating a natural flow through the home and extending the living space into the outdoors.

On the first floor, three bedrooms are arranged off the landing, complemented by a family bathroom, completing a thoughtfully laid-out home that combines comfort, practicality and a sense of light and space throughout.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	



The Property

Inside

Ground Floor

A porch opens into the entrance hall, creating a welcoming first impression and providing access to the kitchen, cloakroom, and sitting/dining room, with stairs leading to the first floor.

Positioned at the front, the kitchen was installed approximately three years ago and is fitted with a range of units and work surfaces, offering space for appliances, and is complemented by a handy under-stairs cupboard for additional storage.

The sitting/dining room forms the heart of the home, a bright and well-proportioned space ideal for both relaxed living and entertaining. It flows seamlessly into the rear conservatory, which brings in natural light and creates a lovely connection to the garden, perfect for indoor-outdoor living.

First Floor

Upstairs, the landing provides access to three bedrooms and the family bathroom. One of the bedrooms benefits from built-in wardrobe space, offering added practicality and storage, while the layout allows each room to feel spacious and inviting.

Outside

Gardens

The rear garden is fully enclosed and arranged as a courtyard, being laid to patio and shingle for ease of maintenance, providing a private outdoor space suitable for seating.

Parking

To the front of the property, there is off road parking for two vehicles.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Mains Drainage
Gas Fired Central Heating

(Combination Boiler is less than four years old)
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 4EU

What3words
///copper.verifying.amplified

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.