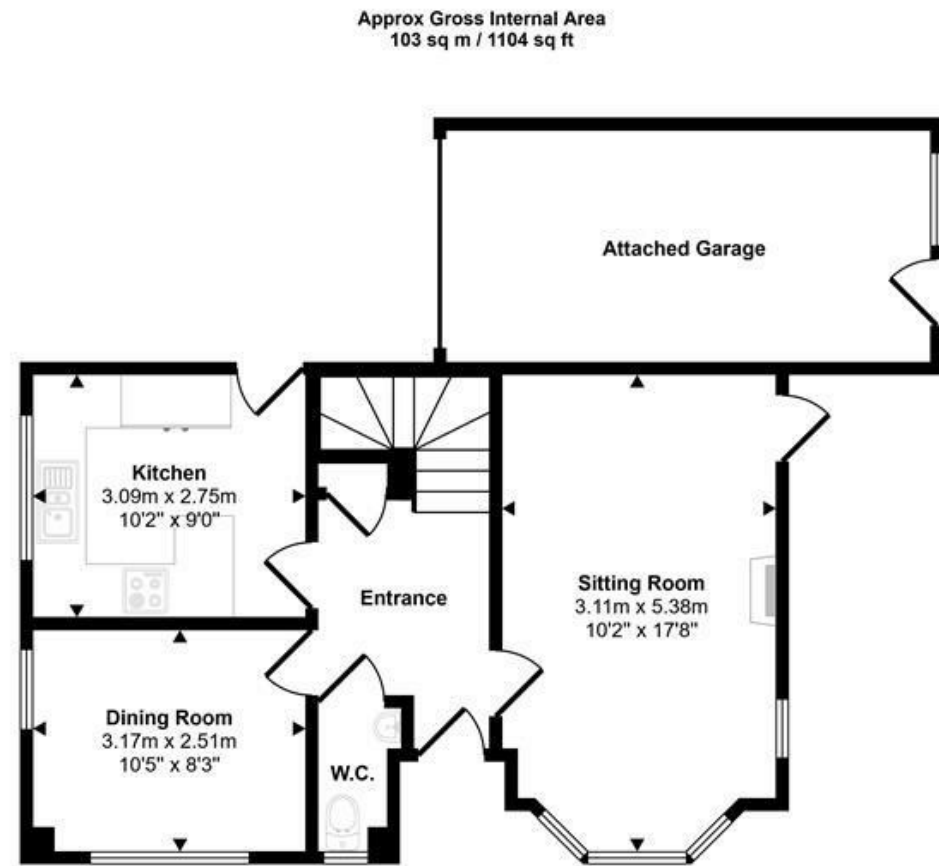
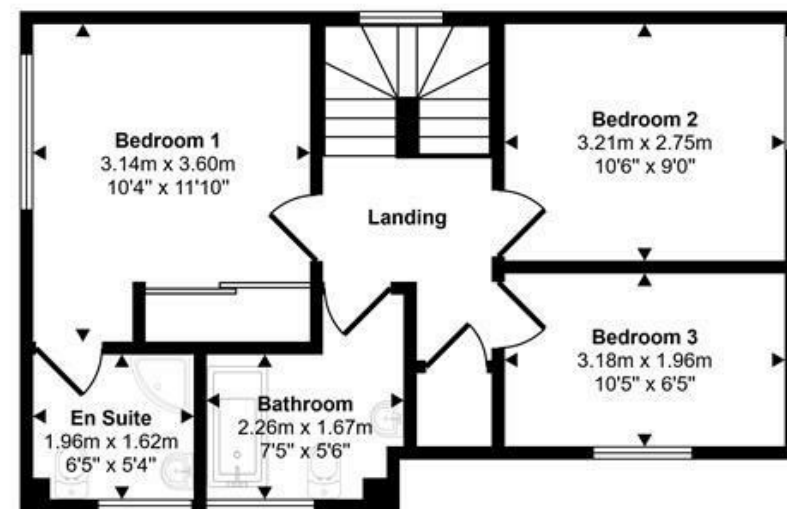




Ground Floor  
Approx 58 sq m / 629 sq ft



First Floor  
Approx 44 sq m / 475 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.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (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 2002/91/EC |           |



## Woodsage Drive Gillingham

Asking Price  
£330,000

A bright and well looked after, modern detached family home that offers a perfect blend of comfort and style. There are three good sized bedrooms making it ideal for families or those that have visitors to stay or great for those who work from home. The property is situated in a popular residential area in the favoured Wyke area of the town and within walking distance to the high street, schooling for all ages and the mainline train station, which serves London Waterloo and the West Country. With some splendid country and riverside walks on the doorstep, there is plenty to explore.

The sitting room has plenty of space for relaxing with family and entertaining friends and the feature fireplace adds a delightful focal point for those autumn and winter months. The separate dining room is ideal for meals with friends and hosting family gatherings, and the kitchen with ample cupboards and built in appliances, is conveniently located next to it. Adding to the appeal and ease of this property, are the two bathrooms.

Outside, there is parking for two cars on the drive plus the large garage, which benefits from power. The delightful garden provides a perfect for haven for relaxing and you can still take advantage of the outdoors, even if the weather is not great, as the patio is undercover.

The well-presented interior is ready for you to move in to - just a few personal touches and the house will be transformed into your home - waiting for you to create your own memories.

This lovely home presents an excellent opportunity for those looking to settle in one of Gillingham's sought after areas that is in demand by families, retirees and professionals. A viewing is required to truly appreciate all that this home has to offer.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the pavement via metal gates that open onto a path that leads to the front door. This opens into a good sized, welcoming entrance hall, which is laid with a stylish hard wearing, wood effect flooring. Stairs rise to the first floor with a large storage cupboard beneath and white panelled doors open to all rooms. The sitting room has a double outlook with a bay window to the front, window to the side and glazed door that opens to the main garden that lies to the side of the house. There is also a feature fireplace with a timber surround.

The dining room also has a double aspect with window to the side and to the front. The floor is laid to an attractive and hard wearing French oak wood effect flooring. The kitchen has a window to the side and part glazed stable door with an inset blind that opens to the side onto the drive. It is fitted with wood effect units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. There is a good amount of work surfaces and breakfast bar plus a matching upstand and a one and a half sink and drainer with an aerator mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven with one benefitting from a hide and slide door, gas hob with an extractor hood above and a dishwasher. There is space and plumbing for a washing machine. The boiler is concealed in a wall cupboard. For practicality and appearance the floor is laid to a tile effect vinyl.

Also on the ground floor is a useful cloakroom.

##### First Floor

Stairs rise and curve up to a bright galleried landing with white panelled doors to all rooms and to the airing cupboard, which houses the hot water cylinder. The family bathroom is fitted with a suite consisting of a pedestal wash hand basin, WC and bath with a mixer tap and shower attachment plus a main shower over. The floor is laid to a practical wood effect vinyl.

There are three generously sized bedrooms, two double sized and a good sized single bedroom. The main bedroom benefits from mirror fronted wardrobes and an en-suite shower room.

#### Outside

##### Garage and Parking

The parking and garage lie to the back of the house and accessed from Pimpernel Court. There is a drive with

plenty of space for two cars or for a caravan or boat and leads up to the bigger than average garage. This has an up and over door, fitted with light and power and has rafter storage. There is also a window and door to the garden.

##### Garden

The main garden lies to the side of the property where there is a paved undercover seating area. There is a central lawn that is bordered with beds planted with a variety of shrubs and flowers. Another seating area beneath a pergola and a further paved seating area to the side of the lawn. To the side of the garage there is a timber shed and space for bins. The garden is fully enclosed and has a timber gate to the front and one opening to the drive.

### Useful Information

Energy Efficiency Rating C

Council Tax Band D

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

### Directions

#### From Gillingham High Street

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take a turning left into Woodsage Drive. The property will be found on the right hand side on the corner of Pimpernel Court. Postcode SP8 4UF



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.