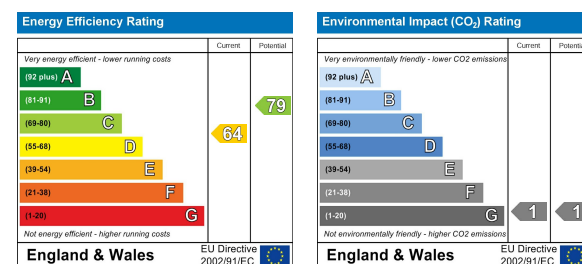




Total area: approx. 124.4 sq. metres (1338.5 sq. feet)

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Poppyfields Gillingham

Asking Price
£320,000

An appealing detached family home with three double sized bedrooms, presented to the market for the first time since new and offered for sale with no onward chain. The property boasts a lovely location, in a popular residential area on the verge of the town and countryside but within walking distance of a doctor and dental surgery, public house that serves food, primary school, as well as a Co-op store, hairdressers and fish and chip shop. The town centre is a little further on as is the mainline train station. The property was built in the early 1990s and has been extremely well maintained and updated over the years benefiting from uPVC double glazing and gas fired central heating. Inside, the nicely proportioned rooms have plenty of natural light and a flowing, easy to use layout. The property is well presented, offering comfortable living with the choice to change to ones own taste as and when ready. This delightful home makes a splendid family home or equally as a downsize for retirement. A viewing is highly advisable to truly appreciate what it has to offer the next lucky owner.

In brief, the ground floor accommodation consists of welcoming entrance hall, combined sitting and dining room with fireplace, conservatory with outlook over the rear garden and a good sized kitchen with some built in appliances and plenty of storage cupboards. There is also a useful downstairs cloakroom. One the first floor there is the main bathroom and three good sized bedrooms, main bedroom with fitted wardrobes and an en-suite shower room. Outside there is parking on the drive for two cars, single garage with light and power and garden lying to the front, side and rear.

Energy Efficiency Rating D - Council Tax Band D - DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

uPVC front door opens into a welcoming entrance hall. Ceiling light. Smoke detector. Coved. Radiator. Power and telephone points. Ridge wood effect vinyl flooring. Stairs rising to the first floor with storage cupboard under. Opening to the kitchen and white panelled doors to the cloakroom and:-

Sitting and Dining Room

7.26m" x 3.53m" (23'10" x 11'7")
Maximum measurements - Sitting Area - Window overlooking the front garden. Ceiling light. Coved. Radiator. Power and television points. Feature fireplace with stone surround and coal effect gas fire. Dining Area - Ceiling light. Coved. Radiator. Power points. Sliding patio doors to the:-

Conservatory

2.87m" x 2.67m" (9'5" x 8'9")
Of uPVC double glazed construction with dwarf stone wall and windows to the side and rear plus door to the side. Wall lights. Power points. Laminate flooring.

Kitchen

3.96m x 2.95m" (13' x 9'8")
Window with tiled sill enjoying an outlook over the rear garden. Ceiling light. Radiator. Power points. Fitted with a range of modern kitchen units consisting of floor cupboards, larder style cupboard with shelves, separate drawer unit and eye level cupboard with open ended display shelves. Generous amount of work surfaces. Part tiled walls. One and half bowl sink and drainer with swan neck mixer tap. Built in electric oven and microwave with drawer below and storage cupboard above. Gas hob with extractor hood over. Space and plumbing for a dishwasher. Space for an under counter fridge. Ridged wood effect vinyl flooring. Panelled door to the garage.

Cloakroom

First Floor

Landing

Stairs rise up to a galleried landing with porthole style window to the side elevation. Ceiling light. Smoke detector. Access to the loft space. Coved. Power point. Double sized airing cupboard housing the hot water cylinder and fitted with slatted shelves. Large walk in storage cupboard.

Bedroom One

4.06m" x 2.72m" (13'4" x 8'11")
Measurement excludes the entrance - Enjoying a double aspect with window to the side and velux window to the rear with a partial countryside view. Ceiling light. Coved. Radiator. Power points. Television connection. Fitted with a triple wardrobe and dressing table with drawers. Door to the:-

En-Suite Shower Room

Velux window to the rear. Ceiling light. Part tiled walls. Radiator. Fitted with a low level WC, wall mounted wash hand basin with shelf above and shaver socket to the side and tiled shower cubicle with folding screen.

Bedroom Two

3.12m" x 3.68m" (10'3" x 12'1")
Maximum measurements - Window to the front of the property. Ceiling light. Coved. Radiator. Power points.

Bedroom Three

4.47m" x 2.51m" (14'8" x 8'3")
Enjoying a double outlook with window to the front and velux window to the rear. Ceiling light. Access to the loft space. Radiator. Power points. Access to eaves storage.

Bathroom

Velux window to the rear elevation. Ceiling light. Part tiled walls. Fitted with a modern suite consisting of bath with mixer tap and shower attachment plus full height tiling to surrounding walls, pedestal wash hand basin and low level WC. Radiator. Wall mounted mirror fronted bathroom cabinet. Ridged wood effect vinyl flooring.

Outside

Garage

5.44m" x 2.46m" (17'10" x 8'1")
Good sized single garage with up and over door, light and power and housing the wall mounted gas fired central heating boiler and electrics. Wood effect laminated panelled walls and fitted wall shelves. Part glazed door to the rear and door to the kitchen.

Gardens

The property is accessed from the drive via a wrought iron gate that opens to a path leading to the front door and garden. This is laid to lawn and planted with a variety of mature shrubs and enclosed by a low brick wall. There is a wide side garden that opens to the rear, which is laid to lawn and edged by shrub and flower beds. There is also a timber garden shed, paved sun terrace and outside tap. The garden is nicely proportioned for the property and has an easterly aspect.

Directions

From the Gillingham Office

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout turn right into Gyllas Way and second left into Poppyfields. The property will be found on the right hand side.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.