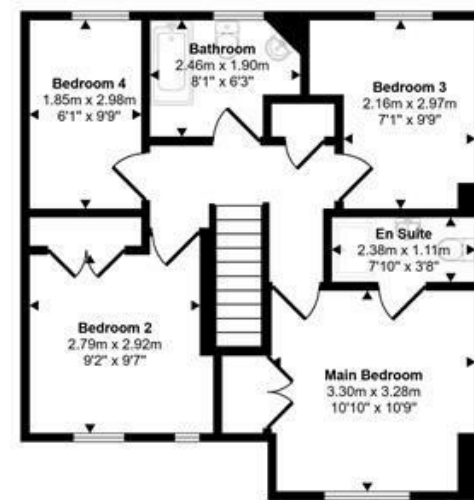
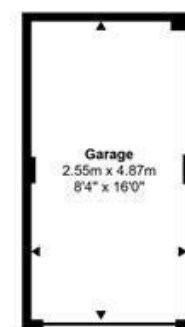




Ground Floor
Approx 51 sq m / 552 sq ft



First Floor
Approx 52 sq m / 556 sq ft



Garage
Approx 12 sq m / 134 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.



Marlott Road
Gillingham

Guide Price
£375,000

A well proportioned detached family home with four bedrooms, two reception rooms and a beautifully landscaped rear garden enjoying a sunny south easterly aspect. The property is situated in a lovely position overlooking the green on a popular development within the Peacemarch area of town, offering a peaceful setting whilst still being within easy reach of the town centre, schools and everyday amenities.

The property has been the cherished home of the current owners for the past four years and during this time it has been improved and enhanced to create a comfortable and stylish home ideal for modern living. Improvements include opening the wall between the sitting and dining room to create a more sociable and open feel, updating the kitchen, installing tiled flooring to the ground floor and redecorating throughout. Outside, the garden has been thoughtfully landscaped and planted to provide interest and colour throughout the seasons.

This lovely home offers bright, well balanced accommodation that will suit a wide range of buyers, from growing families to those seeking a comfortable and manageable home in a convenient location. A viewing is strongly recommended to truly appreciate both the inside and outside of this appealing home.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive	



Accommodation

Inside

The property is approached from the front with the door opening into a welcoming entrance hall, complete with a useful cupboard for coats and shoes, stairs rising to the first floor, and doors leading to the main ground floor rooms. There is also a convenient downstairs WC.

There is a spacious sitting room that flows through to the dining area, where the wall has been opened up to create a wonderful sense of space and a sociable layout that works well for both family life and entertaining. The dining area enjoys an outlook over the rear garden.

The kitchen also overlooks the garden and is fitted with a range of modern shaker-style units comprising floor and eye-level cupboards and drawers with Black Oak work surfaces and tiled splashbacks. There is a ceramic sink and drainer with mixer tap, along with built-in appliances including an eye-level double electric oven and electric hob with extractor hood above. A breakfast bar provides a useful informal dining space, making the kitchen a bright and practical area for everyday living. A door leads through to the utility room, which offers additional storage and space for a washing machine and tumble dryer, as well as a one and a half bowl stainless steel sink and drainer.

Stairs rise to the first-floor landing with access to the loft space and doors leading to all four bedrooms and the family bathroom. The bedrooms are all well proportioned and offer

flexible accommodation for families, guests, or those working from home. The two largest bedrooms also benefit from large built-in wardrobes, providing excellent storage. The principal bedroom enjoys the added advantage of its own en-suite shower room.

The family bathroom is fitted with a suite comprising a bath, wash hand basin and WC.

Outside

The rear garden is a particular feature of the property and has been thoughtfully landscaped by the current owners to create an attractive and enjoyable outdoor space. Enjoying a south-easterly aspect, the garden benefits from plenty of sunshine throughout the day and is fully enclosed, offering a good degree of privacy.

Immediately to the rear of the house there is a patio area and a covered seating space attached to the property, providing an ideal spot for relaxing or entertaining. The garden then leads onto a lawn bordered by well-stocked beds planted with a variety of trees, shrubs, and plants, carefully chosen to provide colour and interest throughout the seasons.

In addition, the owners have planted eight trees around the perimeter, including Himalayan Birch, Poplar, Maple, Ash, and Rowan, which provide excellent screening from the surrounding houses during the summer months. There are also raised beds, decking areas, a pathway leading to gated access to the driveway and garage, and a small wildlife pond, adding both charm and interest for nature enthusiasts.

The property also benefits from private parking for two vehicles and a single garage, providing useful storage or additional parking if required.

Overall, the garden offers a wonderful outdoor space that is perfect for both relaxation and entertaining.

Useful Information

Energy Efficiency Rating: C
Council Tax Band: E
uPVC Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Freehold

Location and Directions

Gillingham is a thriving North Dorset market town that combines a friendly community atmosphere with a good range of everyday facilities. These include independent shops, well known supermarkets, cafés, restaurants, doctors' surgeries and leisure amenities, along with schooling for all ages. The town is well placed for exploring the surrounding countryside, with many nearby walking routes and attractive rural landscapes typical of North Dorset and the Blackmore Vale. Gillingham also benefits from a mainline railway station providing direct services to London Waterloo and the West Country, making it a practical location for commuters as well as those looking to enjoy a quieter pace of life.

Postcode – SP8 4FA
What3words – //duplicate.widest.protests

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.