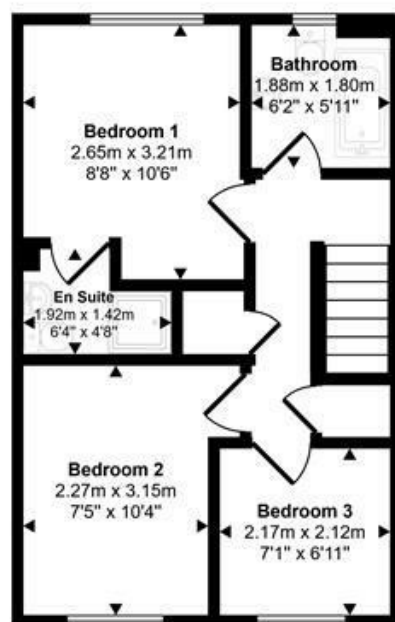


Ground Floor
Approx 36 sq m / 392 sq ft



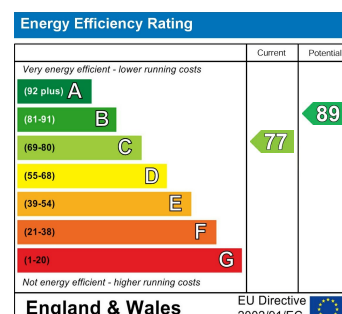
First Floor
Approx 35 sq m / 375 sq ft

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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Chaffinch Chase Gillingham

Asking Price
£245,000

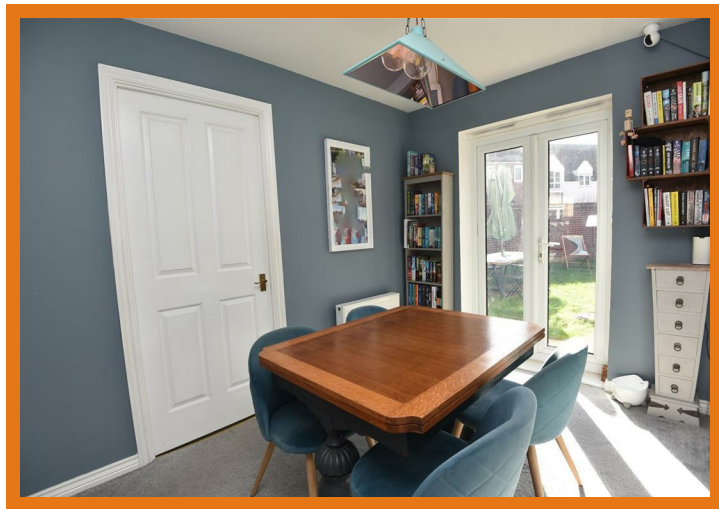
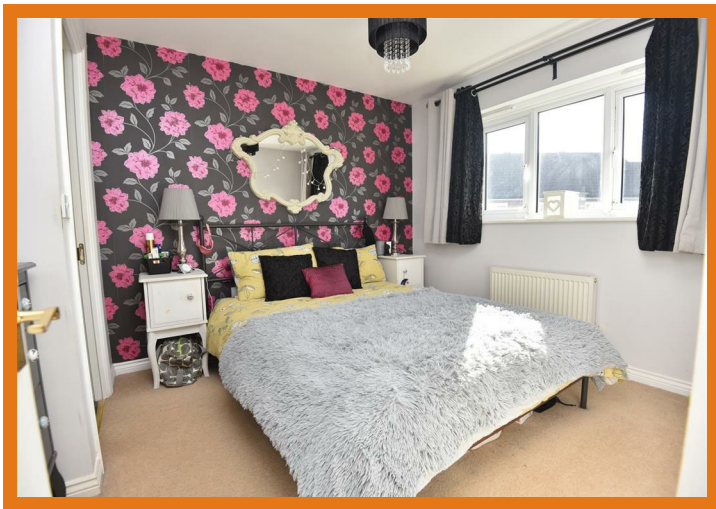
Situated in a popular and well-established residential area, this modern three-bedroom semi-detached home offers a wonderful balance of comfort, practicality, and potential. Within easy walking distance of a primary school and local facilities, and just a little further from the town centre and train station, it is ideally placed for families, commuters, and those seeking a well-connected lifestyle.

The property opens with a welcoming entrance hall, setting the tone for the home's friendly atmosphere. The well-proportioned sitting room enjoys plenty of natural light and flows into the adjoining dining room through double doors. From here, further double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making this an ideal space for entertaining or enjoying relaxed family time. The kitchen is thoughtfully designed with ample cupboard space, providing plenty of room for storage and everyday practicality. There is also a useful cloakroom. Upstairs, the main double bedroom benefits from its own en-suite shower room, while a second double bedroom and a comfortable single provide versatile space for family members, guests, or a home office. A modern family bathroom completes the first-floor accommodation.

Outside, the rear garden is fully enclosed and enjoys a sunny aspect, offering a blank canvas ready to be landscaped or tailored to personal taste. In addition there is a large garage, with parking in front, ensuring both convenience and security.

With its well-balanced accommodation and desirable location, this home is a fantastic choice for a wide range of buyers. Whether you are looking for a first home, a comfortable family base, a manageable downsize, or a valuable addition to an investment portfolio, this property provides an excellent opportunity to put down roots and enjoy modern living in a sought-after setting.

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The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading off to the sitting room and to the cloakroom, which is fitted with a WC and table top wash hand basin with a freestanding mixer tap. The floor is laid in an attractive wood effect laminate, which continues into the cloakroom. The sitting room has a front aspect and enjoys plenty of natural light and ample room for settees and armchairs. A great room for relaxing with family and chatting with friends. Double doors open into a dining room, which has double doors out to the rear garden. It, too is a wonderful room for family gathering and entertaining friends. A door opens to the kitchen.

The kitchen has an outlook over the rear garden and is fitted with a range of country style units, in contrasting colours. You will find floor and eye level cupboards plus a separate drawer unit, and there is a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with an aerator swan neck mixer tap. The electric oven is built in with a gas hob and extractor hood above. There is space for a fridge/freezer and plumbing for a washing machine and dishwasher. For practicality and appearance, there is wood effect flooring.

First Floor

Stairs rise to the galleried landing where there is access to the part boarded loft space with a drop down ladder plus the linen cupboard, which has a heater as well as a large over stairs storage cupboard. Doors lead off to the bedrooms and the family bathroom. This is fitted with a modern suite consisting of a pedestal wash hand basin, WC and bath with a mains shower over and full height tiling to the surrounding walls. For practicality, there is wood effect flooring.

You will find three bedrooms, a good sized single bedroom that could be used as a work from home space and two double bedrooms - main with an en-suite shower room.

Outside

Garden

This is mostly laid to lawn with a paved path along the back of the house, where there is an outside tap and timber gate leading out to the side. The garden is fully enclosed by timber fencing and brick walls. It enjoys a sunny aspect with the potential for you to create a garden of your choice.

Garage and Parking

These are located to the rear of the house and beneath the coach house. They are the second one in from the right hand side - looking at the coach house. The garage has an up and over door and is larger than average - measuring 5.61 m x 2.36 m/18'5" x 7'9"

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating from a Combination Boiler (replaced in 2024 and located in the loft space)
Mains Drainage
Freehold

Location and Direction

The property is within walking distance to local facilities that include a children's play area, an Aldi, vets, petrol station with shop plus the garden centre - the town centre and mainline train station a little further on. 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.
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What3words - ///pirates.states.relishes

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