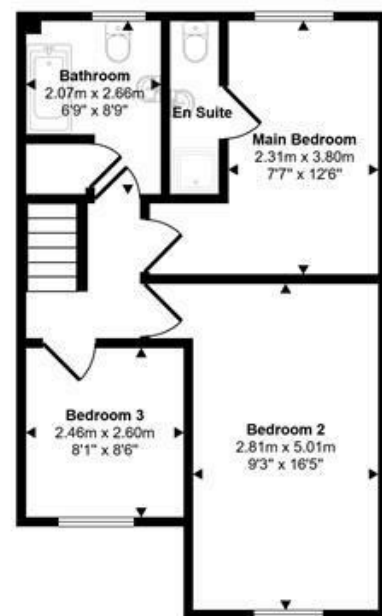


Ground Floor
Approx 55 sq m / 597 sq ft



First Floor
Approx 45 sq m / 488 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.



Horsefields
Gillingham

Asking Price
£280,000

An extremely well presented three bedroom mid terrace home set within a quiet cul de sac on the edge of Gillingham, within easy reach of open green spaces, a local park and the town centre.

Thoughtfully and imaginatively improved by the current owners over four years, the former garage has been converted to create a spectacular open plan kitchen and dining space, finished in a stylish grey theme throughout. The newly fitted kitchen is equipped with modern shaker style units, laminate worktops and a full complement of integrated appliances, flowing seamlessly into the dining area to create a wonderfully sociable and practical everyday space.

The sitting room sits adjacent to the kitchen and dining area, forming part of the impressive open plan layout, with a door leading directly out to the rear garden. A ground floor WC, three bedrooms and two bathrooms complete the accommodation, with the main bedroom benefiting from an en suite shower room. Thoughtfully improved and presented in excellent order throughout, this is a home that must be viewed to be fully appreciated.

Outside, a south westerly facing rear garden is enclosed and enjoys a good level of privacy, arranged over two levels with a patio area and an astro turf lawn beyond. Driveway parking for two cars is also available. An early viewing is strongly recommended to fully appreciate everything this property has to offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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

The front door opens into the open plan sitting, kitchen and dining space, a wonderfully bright and sociable area that has been beautifully transformed by the current owners. The sitting area enjoys a pleasant outlook over the rear garden, with a door leading directly outside. The kitchen has been newly fitted with modern shaker style units and laminate worktops with a full complement of integrated appliances, finished in a stylish grey theme that carries through the entire space. There is a generous amount of worktop and storage space throughout and the kitchen flows naturally into the dining area, creating a practical and well considered everyday living space. A ground floor WC completes the accommodation at this level.

First Floor

Stairs rise to the first floor landing where three bedrooms are found,

the main bedroom benefiting from an en suite shower room. Bedroom two is a generous double and bedroom three a well proportioned single. A family bathroom fitted with a bath serves the remaining bedrooms.

Outside

Garden

A south westerly facing rear garden is enclosed and enjoys a good level of privacy. Arranged over two levels, a patio area creates a pleasant seating space with an astro turf lawn beyond.

Parking

Driveway parking is available for two vehicles.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Mains Drainage
Gas Fired Central Heating
Upvc Double Glazing
Freehold
Vendors will need to find onward purchase

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4UH

What3words -
///hobby.highlight.trickle

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.