

Approx Gross Internal Area
92 sq m / 985 sq ft

Floorplan

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)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Common Mead Avenue
Gillingham

Asking Price
£380,000

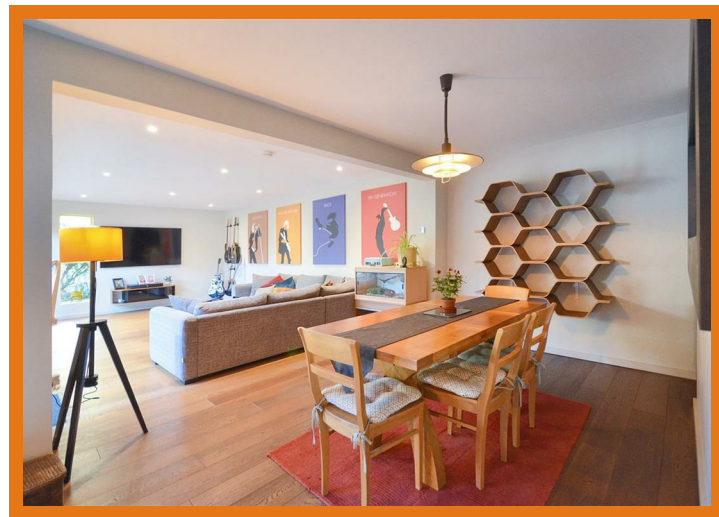
A wonderful chance to purchase a charming detached, two double bedroom bungalow, which has been thoughtfully extended and transformed into a contemporary home that is ideal for those seeking comfort and style with easy access to town and country. The bungalow is ideally located, in a sought after cul de sac of other similar properties and just a short level walk to the town centre and within easy reach of the mainline train station. The property is also well placed for access to some fabulous country and river side walks.

Inside, the property offers just under 1000 sq. ft/92 sq. m of living space with a large modern open plan area to the rear, which offers a great social place for entertaining friends, hosting family gatherings or just relaxing and catching up on TV or reading a good book. The kitchen area has been fitted with plenty of cupboards and built in appliances and there is a large central island with slate work surface. The underfloor heating throughout the open plan area provides a warm and inviting atmosphere for all to enjoy and the bi-folding doors allow the outdoors to merge with the inside during the summer months. In addition, the bathroom has been creatively designed and fitted with a stylish suite.

Outside, the cedar cladding allows the bungalow to perfectly blend into the surroundings and lets it stand out above the other neighbouring properties. The large sunny and private garden offers a wonderful outdoor space, ideal for leisure activities, simply relaxing or just pottering around and is perfect for budding gardeners. There is plenty of parking for multiple vehicles plus the garage, which could easily be tailored to suit your own requirements.

Whether you are looking for comfort and style in your leisure years or seeking a peaceful retreat as a professional who appreciates the outdoors, this property is sure to meet your expectations. It is ready to move into - just add a few personal touches to call it home.

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The Property

Accommodation

Inside

The property is approached over the drive to the front to a useful porch with plenty of space for shoes, boots and coats. For easy cleaning the floor is laid to tile. A further door opens into a bright and welcoming entrance hall with access to all rooms plus the loft space, which has a drop down ladder, boarded and fitted with a light. There is a good sized storage cupboard with shelves and coat hooks plus a utility cupboard with space and plumbing for the washing machine and for a tumble dryer.

The centre point of the property is the large 'L' shaped open plan living space, which has attractive engineered oak floorboards throughout with underfloor heating. The kitchen area has tri-folding doors leading out to the decked rear seating area and is fitted with a range of stylish modern kitchen units and central island. The island has a Brazilian slate top with built in induction hob and inset square sink with a mixer tap, floor cupboards and drawers and pendant lights above. There is also a range of further cupboards and drawers plus an integrated fridge/freezer, built in electric oven and a combination microwave and oven.

The dining area has plenty of room for a large table and chairs and has a good sized built in storage cupboard. It opens to the seating area, which has a window with outlook over the rear garden and five panel bi-folding door that opens to the decked seating area that allows the inside and outside to merge.

In addition, there are two double bedrooms - both with outlook over the frontage and fitted wardrobes/storage plus the bathroom. The bathroom is fitted with a modern and stylish suite consisting of large walk in shower with mains shower and monsoon shower head, wall hung vanity wash hand basin with wall mounted spout, wall hung WC with dual flush facility and recessed bath with wall mounted tap and pull out shower attachment. For appearance and practicality - the floor is partly laid to engineered oak and ceramic tile.

Outside

Garage and Parking

At the front of the bungalow there is a generously sized gravelled drive with space to park multiple vehicles or for a caravan, motorhome or boat plus a further drive to the side of the property that leads to the garage/workshop. This measures 6.05 m x 2.41 m/19'10" x 7'11.

Garden

At the back of the property there is a large enclosed garden that enjoys a high degree of privacy and a sunny aspect. There is a spacious decked seating area beneath a pergola, which opens to a gravelled terrace with shallow steps leading to the main body of the garden, which is laid to lawn. There are beds for vegetables, various trees and shrubs plus a greenhouse.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

Gas Fired Central Heating Glazing - Underfloor heating in the open plan living space

uPVC Double Glazing

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 and proceed to the traffic lights. Turn right onto Wyke Street and left into Common Mead Lane and immediately left into Common Mead Avenue. Continue round the bend to the right where the property will be found part way up on the right hand side. Postcode SP8 4NB

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.