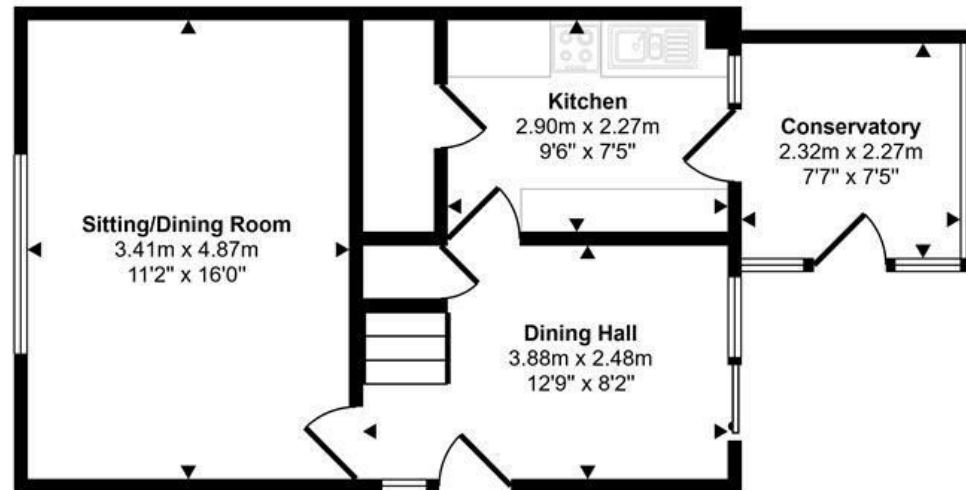
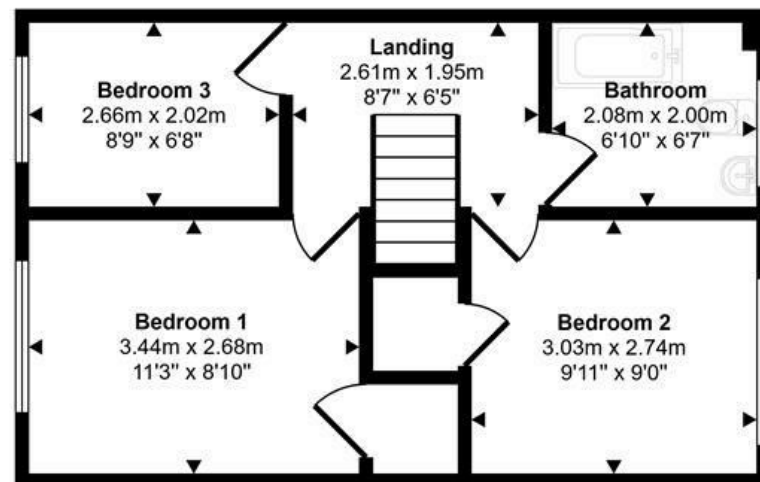


Approx Gross Internal Area
79 sq m / 850 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

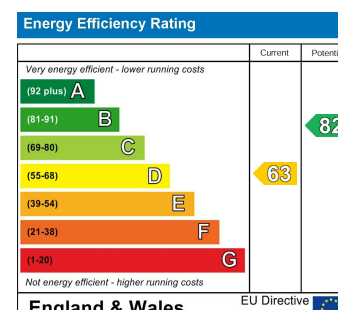


First Floor
Approx 37 sq m / 402 sq ft

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Chestnut Way
Gillingham

Asking Price
£245,000

Bright, Spacious Semi-Detached Home – Ideal for a Growing Family:-

Set in a peaceful cul-de-sac and backing directly onto the primary school's playing field, this modern three-bedroom home offers space, comfort, and a wonderfully convenient town location. With lovely distant views from the first floor, it's perfectly placed for family life.

Inside, a welcoming dining hall leads to a generous sitting room, a galley style kitchen with walk-in understairs storage, and a conservatory that opens onto the rear garden – ideal for relaxed family living and entertaining. Upstairs, two double bedrooms and a good sized single provide flexible space for children, guests, or even a home office, all served by a family bathroom.

The outside space is a real highlight, with a good-sized front garden, a large sunny rear garden perfect for children to play or summer gatherings, plus driveway parking for three cars and a garage/workshop with a power supply.

Just a short walk away are local shops, the town centre, and a mainline train station for easy commuting - the location could not be better and ideal for families. For downtime, beautiful countryside walks are right on the doorstep.

With no onward chain and plenty of scope to personalise, this is a fantastic opportunity to create your perfect first home or first time family home in a popular town setting.



The Property

Accommodation

Inside

Ground Floor

The main entrance lies to the side of the house, where a door opens into a bright, well proportioned dining hall with stairs rising to the first floor and doors leading off to the sitting room and kitchen plus a sliding door out to the rear garden. There is ample room for a dining table and chairs. For practicality, the floor is laid in a ceramic tile effect vinyl. The sitting room has a large window overlooking the frontage and has plenty of room for settees and armchairs.

The kitchen is fitted with a range of units consisting of floor cupboards with drawers and eye level cupboards. You will find a good amount of wood effect work surfaces with a tiled splash back and stainless steel sink and drainer. There is space for a slot in cooker and a door to the large under stairs cupboard where the central heating control is located and space for a fridge/freezer. The floor is laid in a wood effect laminate. From the kitchen a door opens to the conservatory, which has a view over the rear garden and has space and plumbing for a dishwasher and washing machine. It too, has wood effect laminate flooring.

First Floor

From the landing there is access to the loft space and doors leading off to the bedrooms

and bathroom. This is fitted with a suite consisting of a bath with mixer tap and an electric shower above, WC and a pedestal wash hand basin.

There are three well proportioned bedrooms, two doubles and a generous single. From the rear there is an outlook over the garden to the school playing field and front the front you will see distant rural views.

Outside

Garage and Parking

The property is approached from the cul de sac onto a long drive with a carport and space to park about three cars. The garage has an up and over door, fitted with light and power plus a personal door to the side that opens into the rear garden. It measures 5.05 m x 2.39 m/16'7" x 7'10".

Gardens

The front garden is laid to lawn and planted with a variety of shrubs. A gate from the drive leads to the rear garden. Immediately to the back of the house is a large paved seating area, gravelled spaces and lawns. It is interspersed with shrubs and trees, including an apple tree. The garden is fully enclosed, backing onto the primary school playing field and enjoys a good level of sun.

Useful Information

Energy Efficiency Rating D

Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The property is within walking distance to local facilities, which include a OneStop with post office, hairdressers and pet shop plus a primary school and café. The town centre is also within easy reach. Gillingham, itself, 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.

Postcode - SP8 4RT
What3words - ///rush.tiling.estuaries

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.