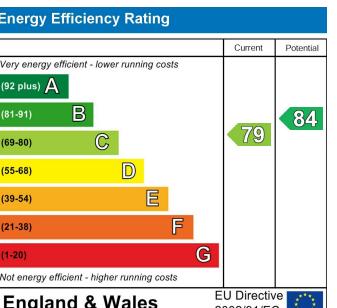


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Newton Close Gillingham

Asking Price  
£425,000

Situated within a quiet and desirable cul-de-sac in the sought-after Wyke area of Gillingham, this well-proportioned detached family home offers generous and flexible accommodation, ideally suited to a wide range of buyers.

The property has been lovingly maintained by the current owner, who has enjoyed the home for almost 27 years. It now presents an excellent opportunity for a purchaser to update and personalise a spacious and well-established family home to their own taste, while benefiting from a popular and convenient residential location.

The accommodation is arranged over two floors and comprises two reception rooms, a kitchen/breakfast room, four well proportioned bedrooms and two bathrooms, providing practical and adaptable living space for modern family life. Further features include a useful utility room, a ground-floor W.C., and internal access to the garage, all of which enhance the everyday functionality of the home.

Outside, the property enjoys an enclosed rear garden, driveway parking and a single garage. Local amenities, well-regarded schooling and transport links are all within easy reach, while the property retains the peace and privacy of its cul-de-sac setting.

The property is offered for sale with no onward chain.



## Property

### Accommodation

#### Inside

The property is approached via a front entrance opening into a welcoming central hallway, with stairs rising to the first floor and access to a ground-floor W.C. To the rear of the property is a well-proportioned kitchen/breakfast room, fitted with traditional wooden units and laminate work surfaces, offering ample storage and space for a breakfast table. The kitchen enjoys a pleasant outlook over the rear garden. Leading from the kitchen is a practical utility room providing additional storage and space for appliances, with internal access to the single garage. The sitting/dining room is a generous and versatile reception space, well suited to both everyday living and entertaining.

On the first floor, the

accommodation comprises four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a separate family shower room. Bedrooms to the rear of the property enjoy attractive countryside views.

#### Outside

The fully enclosed rear garden features a patio area adjoining the house, leading onto a lawn. A decked seating area beneath a pergola creates an attractive space for outdoor dining and relaxation. The garden offers a good degree of privacy and is ideal for family use.

To the front of the property is a driveway providing off-road parking and access to the single garage. The house sits comfortably within its plot and enjoys a pleasant cul-de-sac position.

### Important Information

Gas Fired Central Heating  
Mains Water and Drainage  
uPVC Windows Throughout  
Photovoltaic Solar Panels (on a Lease)

EPC Rating: C  
Council Tax Band: E  
Tenure: Freehold  
Offer for Sale with No Onward Chain

### Location

Gillingham is a thriving North Dorset town offering a good range of amenities including shops, supermarkets, schools and leisure facilities, along with a mainline railway station providing direct services to London Waterloo. The surrounding countryside is easily accessible while the town centre remains within convenient reach.

What3words - goats.beard.uttering

Postcode - SP8 4SN

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.