

Bryony Gardens Gillingham

Guide Price
£365,000

An appealing detached family home offering bright well proportioned accommodation with four double sized bedrooms, presented to the market with the advantage of no onward chain and situated in the favoured and desirable Wyke area of the town. The property is located where town and country merge - within minutes of some fabulous river and rural walks. The town centre is also easily accessible as is the mainline train station. Gillingham caters exceptionally well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a selection of entertainment venues.

This wonderful home provides ample living space for an existing or growing family and would make a great purchase for those looking to downsize in their leisure years. There are three good sized reception rooms that offer plenty of room to entertain friends, host family gathering or just to relax after a busy week. For convenience there is an en-suite as well as the family bathroom and three of the bedrooms have built in wardrobes.

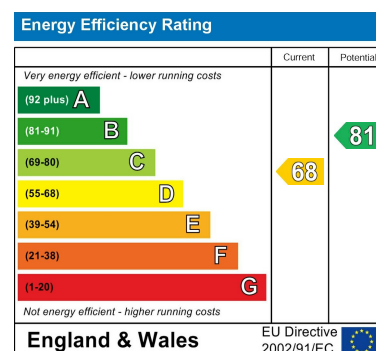
Outside, the enclosed rear garden presents a private outdoor space and a quiet haven to enjoy a coffee, perfect for children and pets to play as well as having plenty of space for a summer barbecue. Additionally, the property benefits from a garage with light and power and parking for two cars with scope to create extra parking if needed.

The property provides comfortable living as it is, with the option to add your own personal touches and update to your own taste, at your leisure.

Don't miss the chance to view this exceptional property that combines comfort, space, and potential in one of Gillingham's most sought after areas. A viewing is required to truly appreciate all that this home has to offer.

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The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to a sliding door that opens into a useful porch with space for boots, shoes and coats. A timber door opens into the entrance hall, which has stairs rising to the first floor and a white panelled door into the sitting room. A large bay window overlooks the frontage and allows plenty of natural light into the room. There is plenty of space for armchairs and settees plus a good sized understairs storage cupboard. There is a door to the kitchen and an opening to the dining area. Both the sitting room and dining area are laid to an attractive wood effect laminate.

From the dining area there is a sliding door to a good sized conservatory that overlooks the rear garden. The conservatory is of uPVC construction with a low brick wall and a pitched roof. There are windows to the sides and rear plus a glazed door that opens to the rear garden.

The kitchen has a view over the rear garden and is fitted with a range of modern soft closing kitchen units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers, wall shelves and eye level cupboards with counter lighting under. There is a good amount of work surfaces with upstand and a one and a half bowl stainless steel sink and drainer with mono tap. The built in appliances include an eye level double electric oven with drawers beneath and an induction hob with extractor hood above. There is a door to the inner hall, which leads to the cloakroom and garage plus an arch that opens to the utility area. The utility looks out over the rear garden and has a door to the side. It is fitted with the same units as the kitchen area and has space and plumbing for a washing machine, tumble dryer and fridge/freezer. For practicality, these areas are laid to tiles.

First Floor

Stairs rise to the landing with access to the loft space and the airing cupboard housing, which houses the hot water cylinder. White panelled doors lead off to all rooms. There are four bright double sized bedrooms, three with built in wardrobes and the main bedroom benefitting from an en-suite shower room.

The bathroom benefits from tiled walls, shaver socket and heated towel rail. It is fitted with a suite consisting of vanity style wash hand basin with mono tap and mirror above, low level WC with dual flush and concealed cistern and bath with mixer tap and electric shower over.

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.

Outside

Parking and Garage

The property is approached from the road onto a tarmacadam drive with space to park two cars. There is potential to create further parking on the front garden, if required. The garage has an up and over door and is fitted with light and power plus wall shelves and houses the wall mounted gas fired central heating boiler.

Gardens

To the front of the property there is are beds planted with a variety of roses and trees and a lawn. To one side of the house a gate opens to a paved path leading to the rear garden. Immediately to the back there is a paved seating area with an outside tap and stepping stone path onto the main garden and leading to the garden shed. The attractive garden is mostly laid to lawn with well stocked beds planted with an array of shrubs and flower and trees. The garden is fully enclosed and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band D

uPVC Double Glazed Windows

Gas Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

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. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take a turning right into Bryony Gardens. Bear to the left where the property will be found towards the end of the right hand side. Postcode SP8 4TR

