

Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 46 sq m / 493 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Prospect Close Gillingham

Guide Price
£350,000

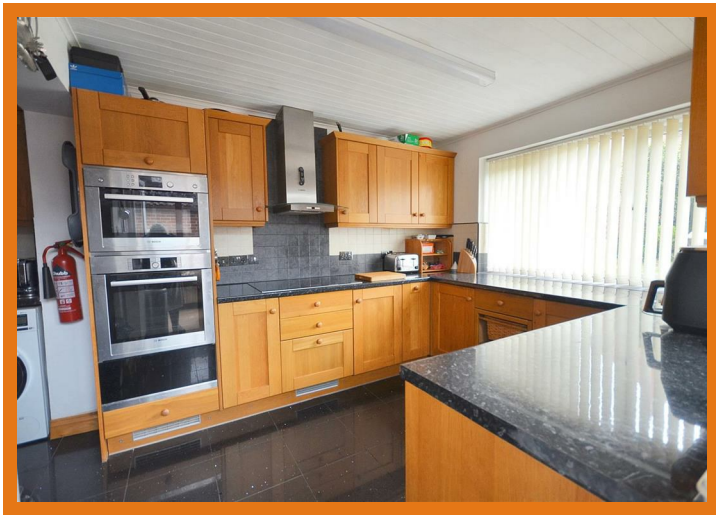
Stylish Eco-Friendly Family Home (EPC A) in Quiet Cul-de-Sac – No Onward Chain:-

Tucked away at the end of a peaceful cul-de-sac, this modern detached family home offers spacious, versatile, and energy-efficient living—perfect for contemporary family life. Offered with no onward chain, the property features four generously sized bedrooms, making it ideal for families or those working from home.

The heart of the home is a wonderful open-plan living space with a drop-down screen and 4K HD projector for film nights, enhanced by a Dolby Atmos cinema sound system and LED mood lighting. The kitchen is fitted with oak fronted units that add warmth to the room and high-end appliances, while a study/playroom and a bright conservatory offer valuable additional living areas. The upstairs family bathroom is complemented by a convenient ground-floor wet room. Outside, the property boasts a surprisingly large, beautifully landscaped garden—a peaceful space for relaxing, entertaining, or enjoying family time. A garage and driveway provide ample parking for five cars.

Designed with sustainability in mind, the home benefits from 22 solar panels that are all under 3 years old (House is zero energy bill for current owners - £600 paid out and over £900 received back in income), an air source heat pump, and a 7.4KW rapid car charging point, blending comfort with eco-conscious living. There is also scope to personalise and add your own style, making it an exciting opportunity to create a truly tailored home.

Situated within walking distance of schools, amenities, and a mainline train station, with countryside walks close by, this exceptional home combines space, style, and sustainability in a sought-after location.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a spacious and welcoming entrance hall with stairs rising to the first floor and oak doors opening to the sitting/dining room and to the study/playroom. There is plenty of room for coats, boots and shoes. The spacious combined sitting and dining room benefits from a 4K HD projector and screen plus Led mood lighting making family movie night something to look forward to. There is an oak door into the inner hall, an opening to the kitchen area and a sliding door to the conservatory. The conservatory overlooks the garden and has a glazed door and window into the kitchen area.

The kitchen enjoys plenty of natural light with large window to the rear, into the conservatory and overlooking the garden. It is fitted with a range of oak fronted units consisting of floor cupboards, some with drawers, open shelves with pull out baskets, pull out tin rack and a separate drawer unit with cutlery and deep pan drawers. There are also eye level cupboards and a generous amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. You will find space and plumbing for a washing machine and dishwasher plus a fridge/freezer. Kitchen includes several Bosch built in appliances

including induction hob, microwave, warming drawer, self cleaning oven and extractor fan. For practicality and appearance, the floor is laid in an attractive quartz tile.

Also on the ground floor is a further reception room offering flexible room usage - from study to playroom, or even as a ground floor bedroom. You will also find a fully limestone tiled ground floor wet room that is fitted with a stylish contemporary suite.

First Floor

On this floor, you will find four good sized bedrooms, main with built in wardrobes and bedroom two also has a walk in store with the hot water cylinder and solar panel controls. There is also the main bathroom, which is fitted with a modern suite of bath with central mixer tap and telephone style shower attachment, wall hung WC with concealed cistern and wall hung wash hand basin with a mixer tap. The walls are finished in a rustic stone effect tile and the floor is laid in an attractive wood effect laminate.

Outside

Garage and Parking

There is ample room to park four cars at the front of the property where there is also a 7.4KW rapid car charging point. In addition there is a single garage for storage or for a car/motorcycle.

Gardens

There is access to the gardens from both sides of the house. At the rear there is the heat pump plus a decked area that may be accessed via French Doors from the study and a path leads along the back of the house to the main body of the garden, which lies to the side. This has been attractively landscaped - there is an Indian Sandstone paved seating area with a gentle slope up to the main body of the garden, which is laid to lawn with further seating areas. In addition, there are raised beds planted with a variety of shrubs and flowers. There is a water tap and useful garden shed. The garden is surprisingly big and benefits from good privacy and a sunny aspect to the south and west.

Useful Information

Energy Efficiency Rating A

Council Tax Band D

uPVC Double Glazing - recently installed

Air Source Heat Pump - installed about two years ago along with new radiators

Mains Drainage

Freehold

No Onward Chain

Wholly Owned Solar Panels reducing bills and providing an income
EV Charging Point

Directions

Postcode - SP8 4NZ

What3words - expressed.arrived.snap

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