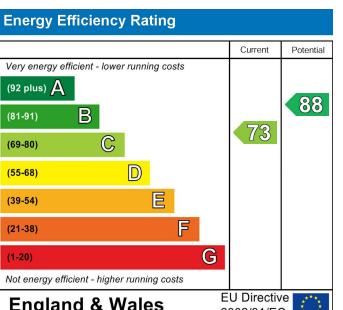


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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## Maple Way Gillingham

A Warm & Welcoming Family Home – Space, Comfort, and Countryside on Your Doorstep

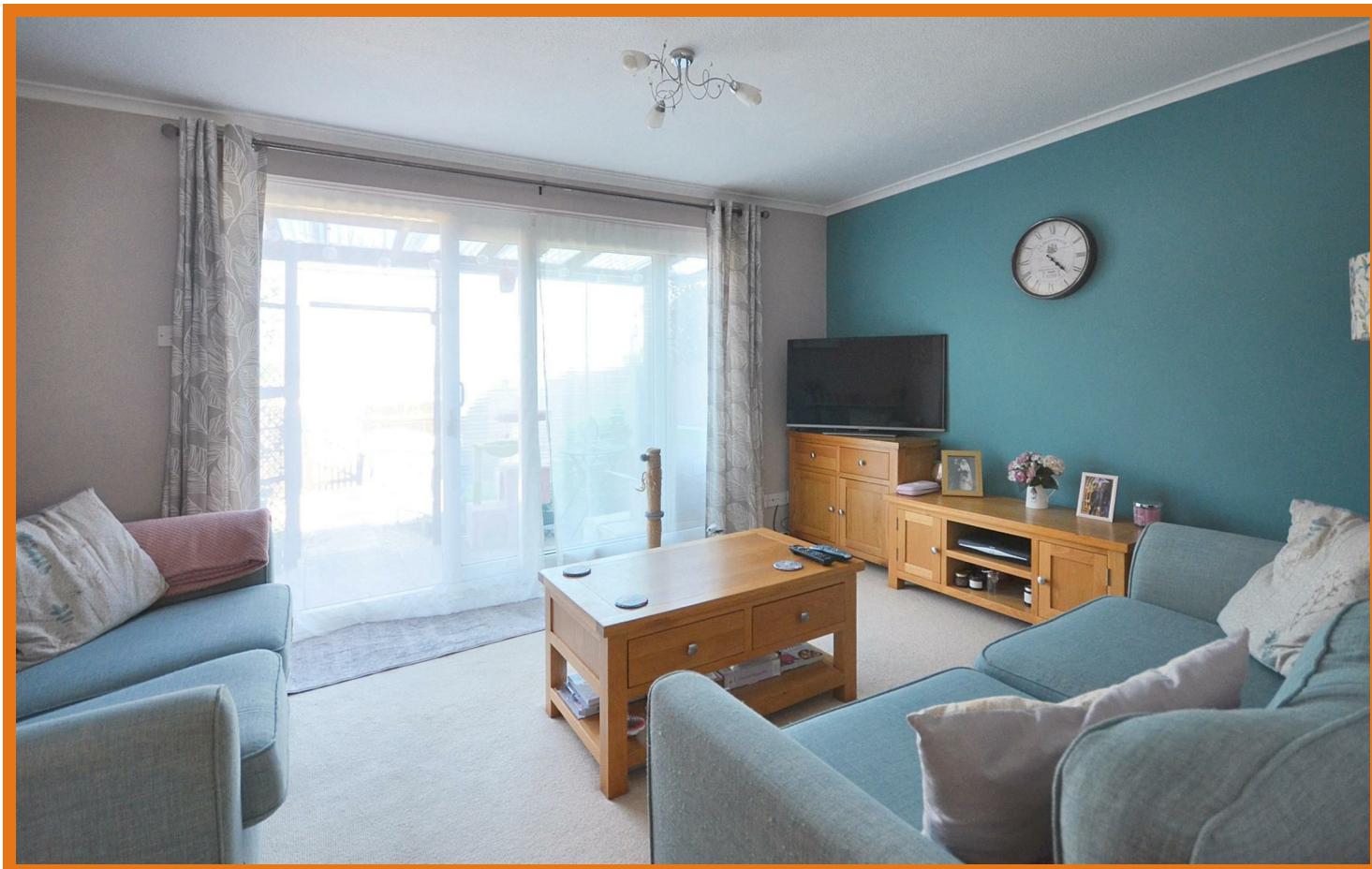
Step into this much-loved mid-terrace home, cherished by the same family for over 25 years – and now ready to welcome its next chapter. Whether you're a first-time buyer, a young family looking to grow, or seeking a smart buy-to-let investment, this charming property ticks all the boxes.

Inside, you'll find a bright layout designed for real family living. The spacious kitchen is the heart of the home – perfect for cooking up family meals, helping with homework at the table, or sharing laughter over breakfast. The light-filled sitting room opens out to the garden and offers a cosy space to unwind while watching the children or pets play outside. Upstairs, there are two good sized double bedrooms and a third single bedroom – ideal for a nursery, child's room, or even a home office. From the rear bedrooms, you'll enjoy some wonderful rural views, offering a daily reminder of the countryside setting.

Animal lovers will appreciate the thoughtfully added catio – a secure outdoor haven for cats or small pets to enjoy the fresh air. The garden is just the right size for play, pottering, or peaceful afternoons – and it's easy to maintain too.

Practicality hasn't been forgotten: there's a garage and private parking, and you're just a short stroll from the local shop with a post office, highly regarded primary school, and beautiful countryside walks perfect for weekend adventures. The mainline train station and town centre are within easy reach, making commuting or shopping simple.

This isn't just a house – it's a home with heart, ready for new memories to be made.



## The Property Accommodation

### Inside

#### Ground Floor

The front door opens into a spacious and bright combined kitchen and dining room with a window overlooking the frontage and ample space for a good sized table and chairs. It is fitted with a range of country style units consisting of floor and eye level cupboards with open ended display shelves. There is a generous amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap (there is a new sink available for the new owner to fit - if required). You will find space for a slot in cooker, tumble dryer and fridge/fridge freezer plus plumbing for a washing machine. The floor is laid in a practical and stylish slate effect vinyl.

From the kitchen stairs rise to the first floor with large storage cupboard beneath and a door opens into the sitting room. The sitting room is of a good sized and enjoys plenty of natural

light from the patio doors that open to the 'catio' and rear garden.

#### First Floor

Stairs rise to the galleried landing where there is access to the part boarded loft space with a drop down ladder and doors leading off to all rooms. There are two double sized bedrooms plus a good sized single bedroom. Both bedrooms two and three enjoy a rear view over the countryside and a partial view of Duncliffe Woods in the distance and bedroom one has built in wardrobes. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin, low level WC and a bath with a mixer tap and shower attachment. For practicality, the floor is laid to vinyl.

### Outside

#### Garage and Parking

These are located to the back of the house and opposite the rear gate. The single garage has an up and over door with a parking space to the left hand side of it.

#### Gardens

The property is set in a pedestrian area -

from the road a central footpath leads in front of the houses, from which a path leads to the property's front door. The frontage has been laid to gravel for easy maintenance. Immediately to the back of the house is a paved 'Catio' (enclosed and secure outdoor pen for cats etc) which can easily be removed or adapted for other usages. The rest of the garden is laid to gravel providing a labour saving space for you to enjoy and relax in. A gate opens to the parking and garage.

### Useful Information

Energy Efficiency Rating C

Council Tax Band B

uPVC Double Glazed

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

### Directions

Postcode - SP8 4RR

What3words - fancy.lakeside.solutions