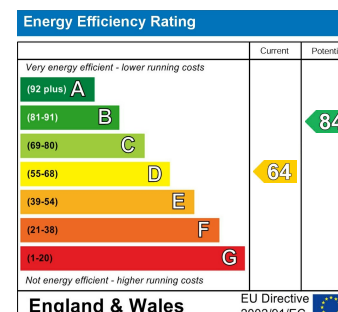


Floorplan

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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Sylvan Way  
Gillingham

Asking Price  
£285,000

Modern Detached Bungalow in a Popular Residential Cul-de-Sac:-

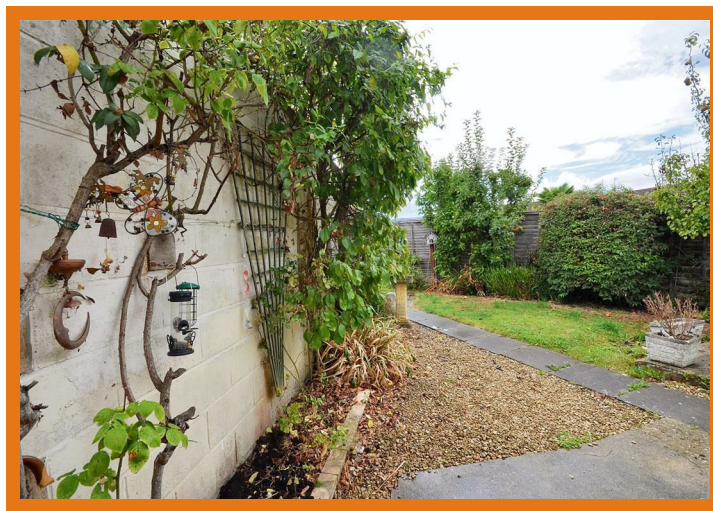
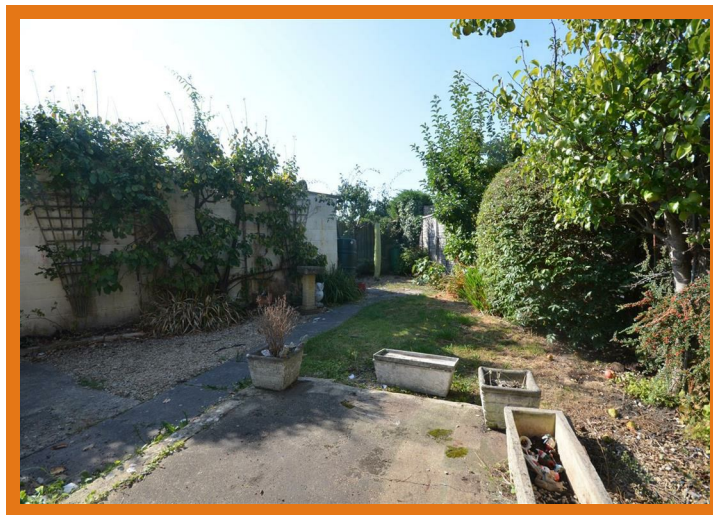
Situated in a quiet cul-de-sac of similar homes, this attractive two-bedroom detached bungalow combines a peaceful setting with excellent access to local facilities, the town centre and train station. Offering 809 sq. ft./75 sq. m. of well-proportioned accommodation and available with no onward chain, it's an ideal choice for those seeking a home with both comfort and potential.

The interior is bright and welcoming. A spacious double-aspect sitting room provides the perfect space to relax, while the separate dining room leads directly into a conservatory – an ideal spot for enjoying views over the garden. The kitchen is a great size, fitted with plenty of cupboards and some built-in appliances, and offers scope for updating to suit your style. There are two double bedrooms, offering flexible accommodation whether you need guest space, a home office, or simply room to unwind. The property is well-presented as it stands, but also allows buyers the opportunity to put their own stamp on it.

Outside, the home benefits from both front and rear gardens, both featuring established fruit trees -plum, apple and pear. There's ample scope to landscape and create your own outdoor retreat. A driveway provides parking for up to three vehicles, in addition to a garage.

Located in a sought-after residential area, the bungalow enjoys excellent transport links and easy access to everyday amenities, making it a superb choice for downsizers, commuters, or anyone looking for a well-located home with plenty of potential.





### The Property

#### Accommodation

##### Inside

The front door opens into an inviting entrance hall with access to the loft space, a storage cupboard and the airing cupboard, which houses the hot water cylinder. Doors lead off to the bedrooms, sitting room and shower room. The sitting room benefits from a dual aspect with large windows that allow plenty of natural light into the room. There is ample room for settees and armchairs. From the dining room there is a sliding door into the conservatory, which overlooks the rear garden plus an opening into the kitchen.

The kitchen has a window and door to the rear and is fitted with a range of light wood grain effect units consisting of floor cupboards, separate drawer unit with deep pan and cutlery drawers and there are eye level cupboards (one housing the boiler) and cabinets. You will find a generous amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. There is an integrated washing machine space for a dishwasher and fridge/freezer, and the eye level double electric oven is

built in. There is also a gas hob with an extractor hood. For practicality, the floor is laid in a tile effect vinyl.

Both the bedrooms are double sized with the main bedroom overlooking the frontage and the second bedroom having a rear aspect. The shower room is fitted with a pedestal wash hand basin, WC and a shower area with an electric shower. The floor is laid in a practical vinyl.

##### Outside

#### Garage and Parking

The bungalow is approached from the cul de sac onto a drive with space to park three cars comfortably and leads up to the garage, which has an up and over door.

#### Gardens

The front garden is laid to lawn and planted with a variety of fruit trees, including apple and pear trees and shrubs. It is partly enclosed by a low stone wall and mature hedgerow. The rear garden, again is laid to lawn and gravelled areas with a paved path that leads down the garden. You will find pear, plum and apple trees as well as shrubs. Behind the garage there is a useful gravelled storage space. The garden is enclosed by timber fencing and enjoys good privacy and a

sunny aspect with scope to landscape to your own design. The size is manageable and there are outside electric sockets and a water tap.

#### 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 that include a Co-Op, fish and chip shop and hairdressers plus a pub with the town centre and mainline train station a little further on. Gillingham, 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 4EQ  
What3words - ///withdraws.slip.dinosaur

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.