



## Cloverfields Gillingham

Guide Price  
£250,000

**\*\*\*VENDOR SUITED\*\*\*** A fabulous opportunity to purchase an appealing semi detached home that offers well proportioned accommodation with three generously sized bedrooms and located in a popular residential area - where town and country merge. The property is within easy reach of local facilities, which include doctor and dentist surgeries, chemist and public house that serves food, a little further on is a primary school and in the opposite direction there is a small parade of shops with hairdresser, fish and chip shop and Coop store. The town and mainline train station are about 1.5 miles away. The property is also within a short distance of some wonderful river and countryside walks. The property is about thirty years old and over the last few years has been a much loved and enjoyed family home of our sellers. During this time it has been very well cared for and improved with a new combination boiler about two years ago, some of the bathroom suite has been updated to stylish and contemporary fittings and a redecoration. This delightful home provides comfortable living and would make a great first time buy or first time family home. However, it would certainly meet many other types of buyers and their requirements. A viewing is vital to really appreciate what this home has to offer.

The property is approached from a path that leads to the front door that opens into a useful porch. A further lockable door opens into a bright dining hall with stairs rising to the first floor. The sitting room is to the rear and has sliding doors to the conservatory. There is also the kitchen, which is fitted with plenty of storage cupboards. On the first floor there is the bathroom and three good sized bedrooms. Outside, there is parking for two cars, garage and front and rear gardens.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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





## ACCOMMODATION

### Ground Floor

#### Porch

Part glazed front door opens into a useful porch with window overlooking the front garden. Ceiling light. Coved. Electrical consumer unite. Coat hooks. Ceramic tile effect vinyl flooring. Part glazed uPVC door opens into the:-

#### Dining Hall

Window overlooking the front garden. Ceiling light. Smoke detector. Coved. Radiator. Central heating programmer. Power and telephone points. ceramic tile effect vinyl flooring. Stairs rising to the first floor with cupboard under, paned glass door to the kitchen and white panelled door to the:-

#### Sitting Room

Window with view over the rear garden. Ceiling light. Coved. Two radiators. Power and television points. Sliding patio door into the:-

#### Conservatory

Of uPVC double glazed construction with full height windows to the rear and sides, plus one part panelled with cat flap. Glazed door opening to the side and paved seating area. Wall light. Radiator. Power points. Tile effect vinyl flooring. Part glazed door to the garage.

#### Kitchen

Window with tiled sill and outlook over the front garden. Ceiling light. Wall mounted gas fired central heating boiler. Extractor fan. Radiator. Power points. Fitted with a range of wood fronted kitchen units in sage green and consisting of floor cupboards with drawers and eye level cupboards with LED voice controlled lighting under. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for an under counter fridge. Built in electric oven and gas hob with brushed metal splash back and extractor hood above. Ceramic tiled effect vinyl flooring.

### First Floor

#### Landing

Ceiling light. Access to the part boarded loft space. Radiator. Power points. White panelled doors to all rooms.

#### Bedroom One

Window to the rear aspect. Ceiling light. Radiator. Power points. Built in double wardrobe.

#### Bedroom Two

Window to the front of the house. Ceiling light. Radiator. Power and television points. Built in double wardrobe and built in linen/storage cupboard fitted with shelves.

#### Bedroom Three

Currently used as the dressing room. Window with outlook to the rear aspect. Ceiling light. Radiator. Power points.

#### Bathroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Extractor fan. Chrome heated towel rail. Fitted with a contemporary suite consisting of low level WC with dual flush facility, wall hung vanity unit with marble top and table top circular wash hand basin with freestanding mono tap plus double ended bath with central mixer tap, electric shower over and full height tiling to the surrounding walls. Slate effect LVT flooring.

### Outside

#### Garage and Parking

To the side of the house there is a drive with space to park one car and leads up to the garage. There is additional parking for one car on the gravelled area to the side of the drive. The garage benefits from a remote controlled electric up and over door, fitted with light and power, shelving and rafter storage.

#### Gardens

The front garden has been landscaped for easy maintenance and is laid to stone chippings and planted with a variety of shrubs. To the rear of the house there is a paved seating area with a gentle step up to the lawn, which is bordered by beds planted with shrubs and flowers. The garden is fully enclosed and enjoys a southerly aspect.

### Useful Information

Energy Efficiency Rating C

Council Tax Band C

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler - 2 years old

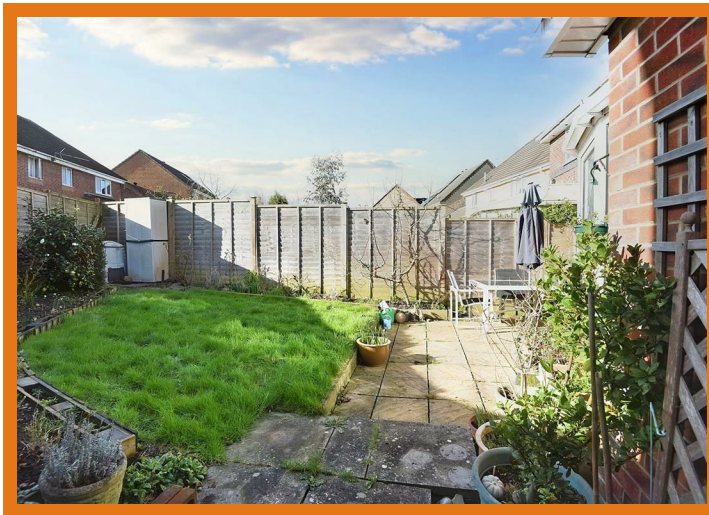
Mains Drainage

Freehold

### Directions

#### From Gillingham High Street

Leave the Gillingham office and follow the road down the High Street until you reach the junction. Turn right at the junction, and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout turn right into Gyllas Way and first right into Cloverfields. Follow the road bearing to the right where the property will be on the left hand side. Postcode SP8 4UR



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.