CHAFFERS
ESTATE AGENTS

Bay Road

Gillingham SP8 4EF

Nestled on Bay Road is this impressive five-bedroom detached family home offering a perfect blend of space, comfort, and convenience. The property is conveniently located within easy distance of local shops, town centre and mainline train station (Exeter-London/Waterloo). EPC Band:- B

Offers Over £398,000 Freehold

Council Tax Band: E

Bay Road

Gillingham, SP8 4EF

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DESCRIPTION

* An attractive five bedroom detached family home built in 2004, conveniently located close to local shops, hairdresser, fish and chip shop and countryside walks. The town centre and mainline train station (Exeter-London/Waterloo) are only a short distance away making it an excellent choice for those who value accessibility and community amenities.

This delightful home offers spacious and versatile accommodation arranged over three floors. Ground floor:- entrance hall with stairs to the first floor and an understairs cupboard; a good sized lounge with a wood burner in a stone fireplace, Karndean flooring and French windows into the garden; a double aspect kitchen/breakfast room with Shaker style floor and wall units and beech worktops, double Belfast sinks, an electric range double oven with 5-7 hobs and cooker hood; integrated dishwasher; integrated fridge; integrated freezer and double glazed door to outside; dining room with an attractive bow window; boot room with a Belfast sink, double wall cupboard and half glazed door to the garden. Finally, a cloakroom/utility with a white pedestal wash basin, low level WC and plumbing for a washing machine.

The first floor has a galleried landing with stairs to the second floor. All the three bathrooms have a fitted shower, an extractor fan, a vanity wash basin and a low level WC. Two also have a bath. Bedroom 1 is a double room. There is an en-suite shower room with fitted shelves. Bedroom 2, 3 and 4 have access to the bathroom. Bedroom 3 benefits from storage space in the eaves.

The second floor landing has a useful linen cupboard. There is a bathroom at the top of the staircase and the main double bedroom has built in shelved storage and two wardrobes.

The property benefits from photovoltaic panels + battery, solar thermal panels, air source heat pump and uPVC double glazing throughout.

OUTSIDE

Shared access on a gravelled drive, with front gates, which gives enough parking for 4-5 cars between the two households.

A 5 bar gate leads to a good sized, easy maintenance enclosed garden. This is laid to grass with vegetable patches; pear and apple trees and fruit bushes: a pond; a decked area; two sheds; 4 water butts; outside power points and an outside tap.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water (Meter), photovoltaic panels, solar thermal panels, air source heat pump, electricity & drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

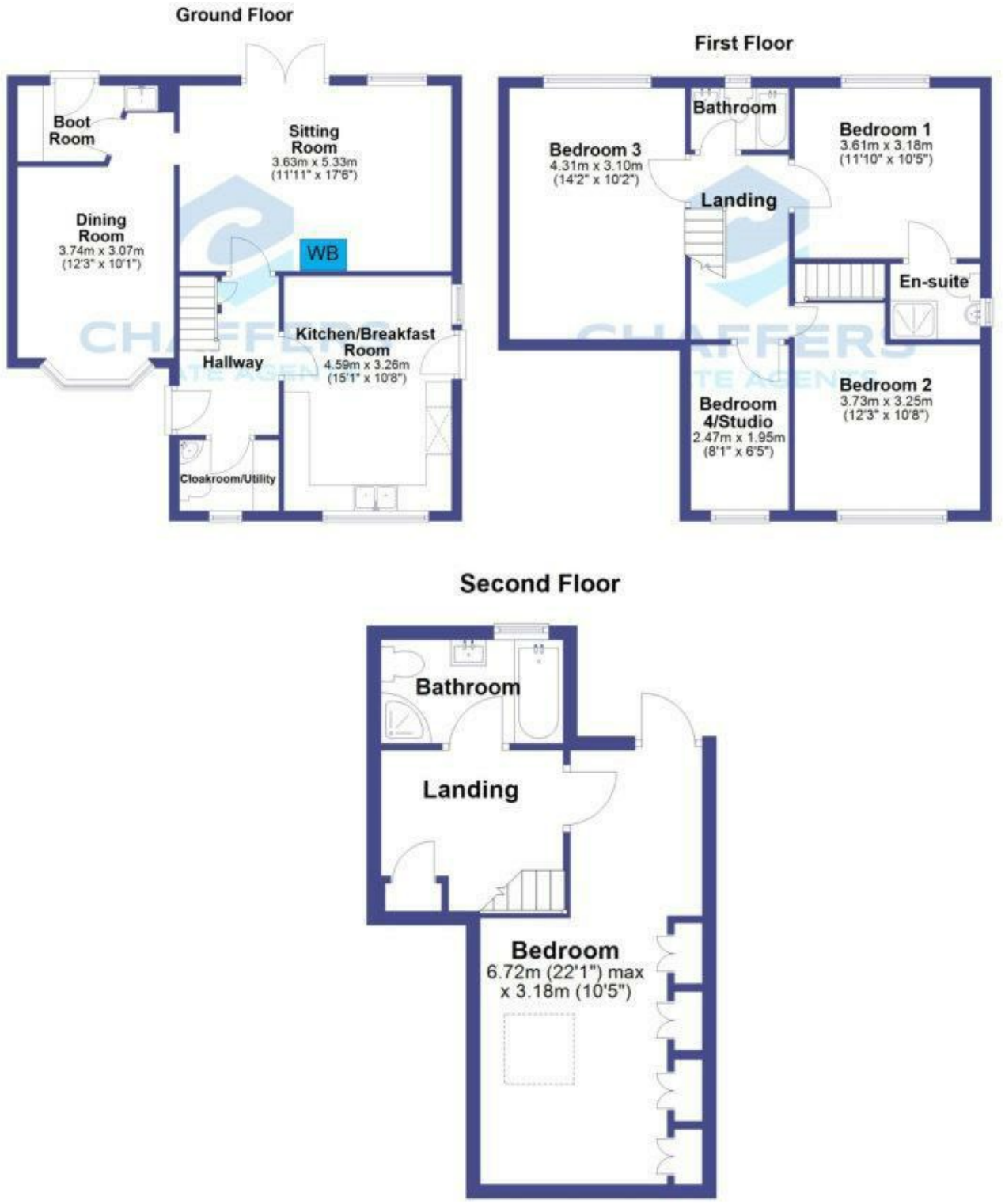
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: B

Directions

From our Gillingham office go down the High Street. Turn right into Queen Street. Turn right into Bay Road. 10a Bay Road is on the right hand side opposite the Cooperative car park.

Floor Plan



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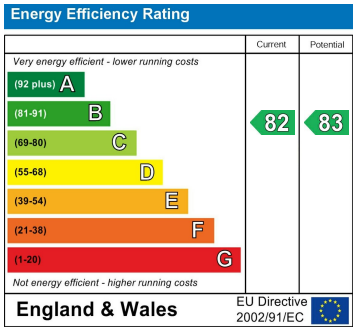

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