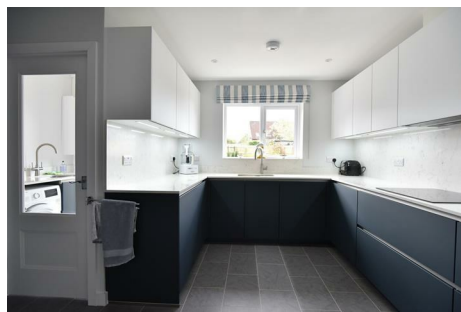




**CHAFFERS**  
ESTATE AGENTS



## 2 Swallowfields, Gillingham, SP8 4US

Three-bedroom detached bungalow in Swallowfields, Gillingham, offering 1,378 sq ft of well-proportioned accommodation. Features include two bathrooms, a bright reception room, 3 bedrooms private garden and off-street parking for up to five vehicles. Ideal for families or those seeking single-storey living in a popular residential area. EPC rating C

**Offers Over £550,000 Freehold**

Council Tax Band: F

## 2 Swallowfields, Gillingham, SP8 4US



### DESCRIPTION

A beautifully presented three-bedroom detached bungalow, situated in a highly sought-after residential area completely upgraded and finished to an exceptional standard.

This impressive home offers spacious, well-maintained accommodation, briefly comprising an entrance hall leading to an inner hallway. The inner hall features an airing cupboard housing a water softener and immersion tank, loft access, and doors to all bedrooms, the living/dining room, kitchen, cloakroom, and bathrooms.

The generous lounge/diner boasts a bay window, television point, and a coal-effect gas fireplace with a limestone surround and marble hearth. Bi-fold doors open directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The well-appointed kitchen is fitted with a range of wall and base units, quartz worktops, a Quooker instant hot water tap, all Neff appliances; including the hob, dishwasher and two integrated ovens and grill, extractor hood and includes a fridge/freezer. And a larder cupboard, a separate utility room with plumbing for a washing machine and tumble dryer, and access to the rear garden.

Bedroom one enjoys a front-facing aspect and benefits from a spacious walk-in wardrobe and a modern en-suite shower room, complete with shower cubicle, wash hand basin, WC, window, extractor fan, and radiator. Bedroom two is also a well-proportioned double with a wardrobe, while bedroom three is also a double. The family bathroom has a bath, separate shower, toilet and wash basin..

Additional features include uPVC double glazing, new gas central heating, a generous driveway providing ample off-road parking, a double garage, and well-maintained front and rear gardens.

### OUTSIDE

A good sized driveway provides ample parking for five vehicles. The driveway leads to: A Double Garage which has an electric up and over door, personal door, light and power.

The front garden is predominantly laid to lawn edged with well established shrubs, trees and attractive planting. A path leads to the front entrance and to both sides of the property.

An enclosed fenced good sized rear garden is mainly laid to lawn with well stocked flower and shrub borders, including a variety of mature specimen trees. To the rear of the property is a patio seating area providing a private sunny aspect for outdoor dining.

### LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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.

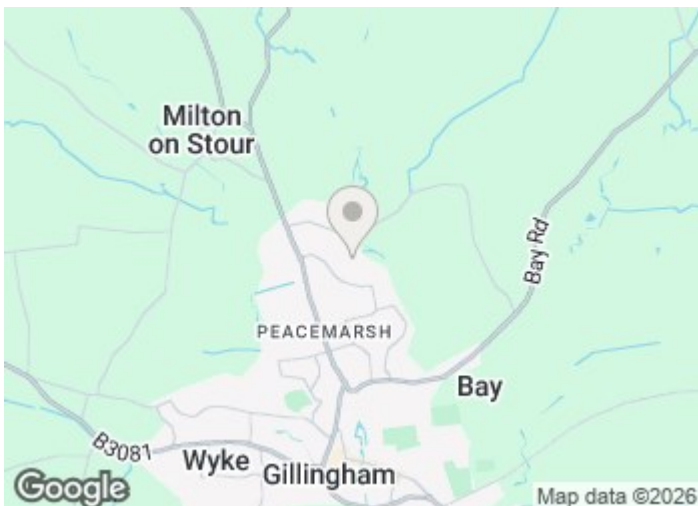
### ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: F

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: C



### Directions

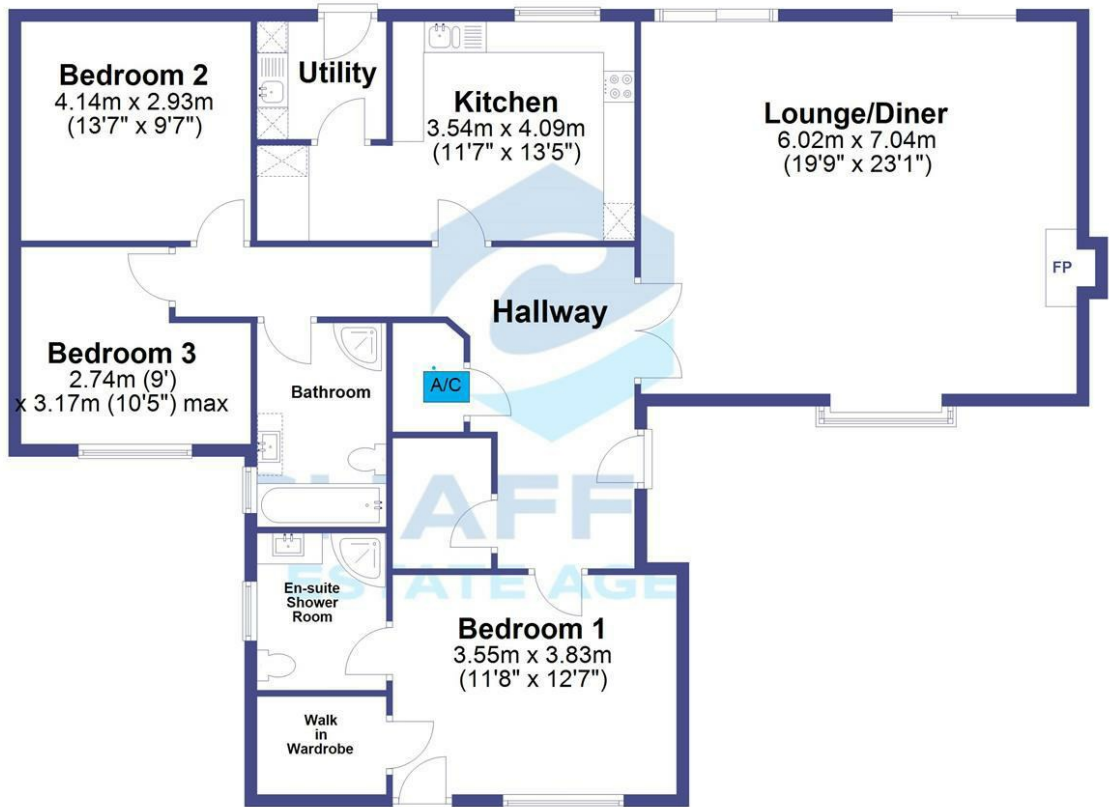
From our Gillingham Office proceed down the High Street and bear right onto St Martin's Square. At the 'T' junction turn right onto Le Neubourg Way/B3092. At the roundabout take the 1st exit onto B3092. At the next roundabout take the 3rd exit onto Gyllas Way. Turn left onto Poppyfields. Continue straight where you will find the property.



# Floor Plan

## Ground Floor

Approx. 133.8 sq. metres (1440.5 sq. feet)  
(excluding En-suite Shower Room)



Total area: approx. 133.8 sq. metres (1440.5 sq. feet)

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB  
Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

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			
		71	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	