CHAFFERS
ESTATE AGENTS

Hawthorn Avenue

Gillingham, SP8 4ST

*OPEN DAY-SATURDAY 28TH MARCH ~ CALL OUR GILLINGHAM OFFICE TO BOOK YOUR VIEWING TODAY ~ Situated in the sought after Wyke area of Gillingham, this delightful two double bedroom detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, the property features two reception rooms, a well appointed bathroom and conservatory. Benefits include gas central heating, double glazing, single garage, front and rear level gardens. EPC Band:- C

Guide Price £435,000 Freehold

Council Tax Band: E

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DESCRIPTION

Situated in the sought after Wyke area of Gillingham, this delightful two double bedroom detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 936 square feet, this immaculate property benefits from gas central heating, double glazing, single garage, off road parking, front and rear level gardens.

Upon entering this beautiful well presented and maintained home, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. A lovely conservatory extends the living space, allowing you to enjoy the beauty of the surrounding gardens throughout the year.

This beautiful home offers deceptively spacious accommodation which in brief comprises:- Entrance hall with doors off to all rooms including an airing cupboard; a well proportioned living room featuring a Minster stone mullion fire place housing a remote controlled gas coal effect fire, built in cupboard and book case as well as double glazed patio doors to:- a good sized conservatory with double glazed patio doors to garden; a well equipped kitchen fitted with a range of modern floor and wall units including a built in Neff electric double oven, electric ceramic hob with cooker hood above, integrated washing machine, integrated fridge/freezer, wine rack, plate rack and door to rear porch. The main bedroom benefits from a five panelled mirrored cupboard; bedroom two is also a double room with window to front aspect and a built in double wardrobe. Finally to complete the layout is a bathroom fitted with a white suite comprising:- tiled shower cubicle, panelled bath with electric shower over and screen, vanity wash basin, a low level WC, heated towel rail and extractor fan.

This wonderful home is conveniently located within easy reach of local shops and a primary school, making it an excellent choice for families. For those who enjoy the great outdoors, the nearby countryside walks provide a perfect escape into nature. Additionally, the town centre and mainline train station (Exeter-London/Waterloo) are just a 10-15 minute walk away, ensuring that you are well-connected to the wider area.

OUTDOORS

Front Garden is predominantly laid to lawn edged with a variety of flowers, shrubs and hedging. There is an outside light and path to the side with gate leading to the rear garden.

Tarmacadam driveway providing ample off road parking for 2 vehicles leading to:-

Single garage (2.67m x 5.23m) with electric shutter door. Inside the gas combination boiler can be found along with cupboards, work bench, light and power.

An attractive, well maintained enclosed fenced rear level garden which is predominantly laid to lawn edged with well established flower and shrub borders including apple and pear trees, gooseberry, redcurrants and Victoria plum. There is also a patio area, raised vegetable bed, timber shed with small greenhouse behind, outside tap and water butt.

LOCATION

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

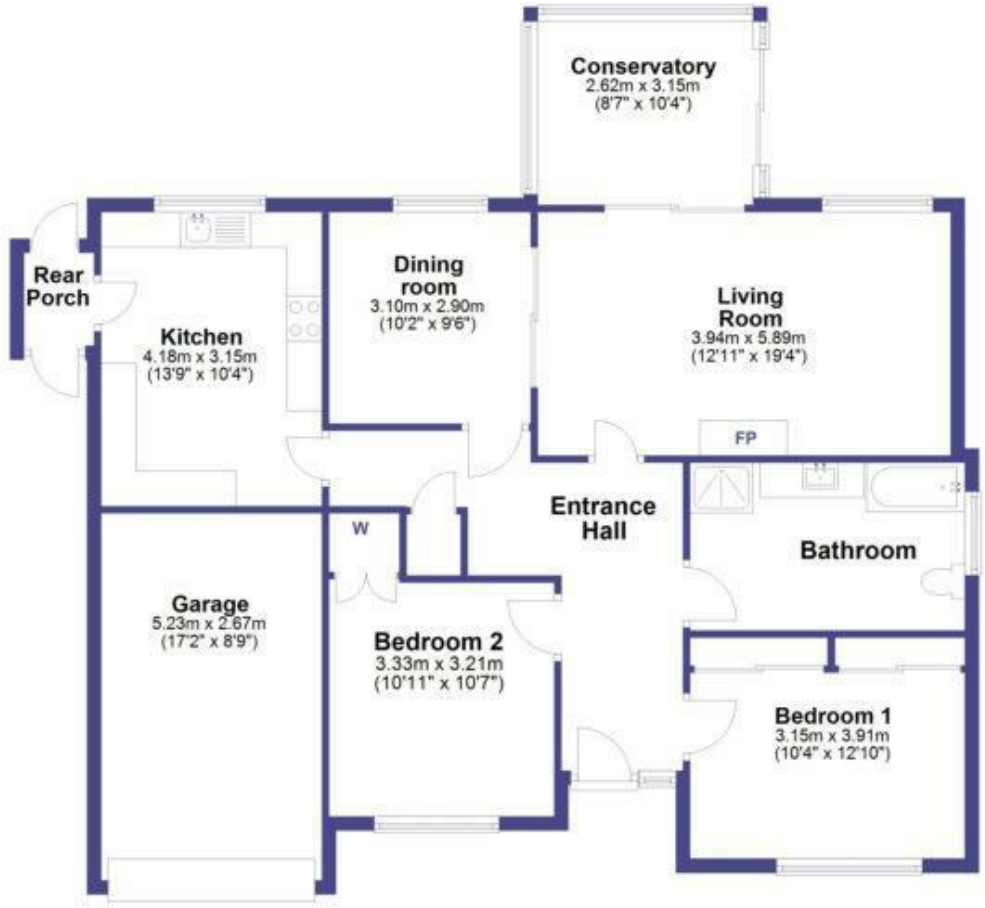
Agent's Notes:- The loft has a ladder and is part boarded.

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 left onto Le Neubourg Way/B3092. Take the next right onto Cemetery Road and continue on this road which soon becomes Rolls Bridge Way. Turn left onto Coldharbour and then left again onto Hawthorn Avenue. Turn left again to stay on Hawthorn Avenune where the property can be found on the right hand side.

Floor Plan



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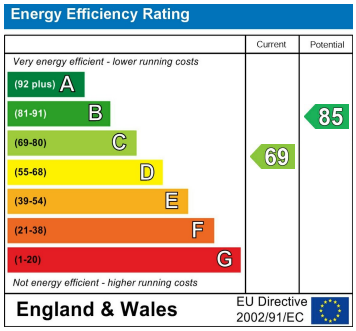

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