



CHAFFERS
ESTATE AGENTS



18 Poppyfields

Gillingham, SP8 4TH

Situated in a quiet residential area of Gillingham, is this immaculate three bedroom semi-detached family home. Boasting deceptively spacious well presented rooms, a well-appointed bathroom, garage, off road parking and a beautifully landscaped garden, this property offers a perfect blend of comfort and style. EPC Band:- C

£285,000 Freehold

Council Tax Band: C

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DESCRIPTION

Conveniently located in a quiet residential area of Gillingham, is this immaculate three bedroom semi-detached family home which is just a stone's throw away from local shops, doctor/dentist surgeries, Nursery, a primary school, and picturesque countryside walks. For those who commute, the mainline train station and town centre are a mere mile away, making travel a breeze.. Boasting deceptively spacious well presented rooms, a well-appointed bathroom, garage, off road parking and a beautifully landscaped garden, this property offers a perfect blend of comfort and style. As you step inside, you'll be greeted by impeccably decorated accommodation that is sure to impress. The accommodation is arranged over two floors and in brief comprises:- Entrance hall with doors to:- Cloakroom with low level WC and wash hand basin; a well proportioned lounge/diner with front aspect, stairs to the first floor, under stairs cupboard and archway to dining area giving an open plan aspect. The dining room has sliding patio doors to the garden and doors to:- a modern kitchen fitted with a range of floor and wall units including built in electric oven, gas hob with extractor hood above, space for fridge/freezer, space for dish washer and window to rear aspect. The landing on the first floor provides access to the loft which is half boarded and has a drop down ladder, window to side aspect and doors to:- Bedroom 1 with part sloping ceiling, new double glazed velux window (certificated) and built in

triple wardrobes; Bedroom 2 also has a part sloped ceiling with velux window to front aspect; bedroom 3 benefits from an over stairs cupboard/wardrobe with shelving and hanging rail. To complete the accommodation on this floor is a contemporary family bathroom with suite comprising panelled bath with mixer tap and shower attachment overhead, low level WC, pedestal hand wash basin and built in airing cupboard.

The property features modern amenities such as gas central heating and uPVC double glazing, ensuring your comfort all year round.

With the added bonuses of a garage, off-road parking, and space for one vehicle, this property ticks all the boxes for a growing family or those looking for a peaceful retreat. Don't miss out on the opportunity to make this house your home in this sought-after location.

OUTSIDE

Front Garden Gravelled for ease of maintenance with an ornate shrub bed, separate flower and shrub border, side gate to rear garden and a good sized resin driveway providing ample off road parking for several cars leading to:- Single garage/utility/workshop with up and over door, electric and power, plumbing for washing machine, tumble dryer and space for fridge/freezer.

A stunning landscaped enclosed rear garden with an area of lawn edged with gravel, a good sized patio area, beautiful well established flower and shrub borders, and trees, pergola

opening onto a separate gravelled seating area, timber shed, greenhouse, outside lights and 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

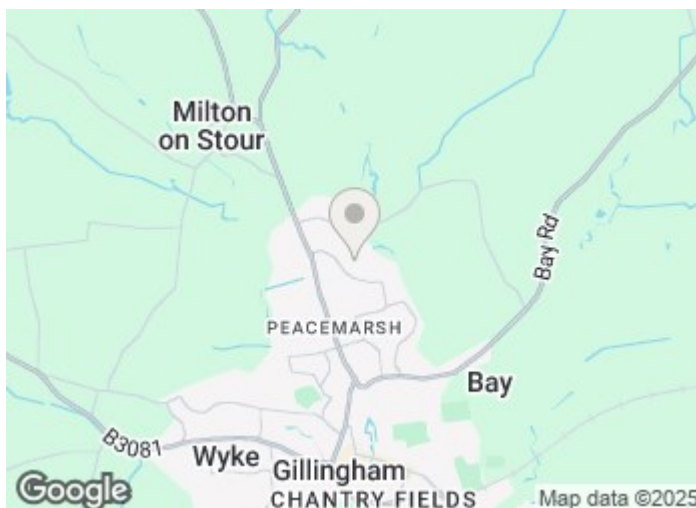
Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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.

Wall mounted boiler can be found in the kitchen.

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 first exit onto B3092 heading into the Peacemarth area of town. At the next roundabout take the 3rd exit onto Gyllas Way. Turn left onto Poppyfields. Turn left to stay on Poppyfields where Number 18 can be found on the right hand side.



Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	