



## Wyke Road Gillingham SP8 4NG

**\*\*Offered to the market with no forward chain\*\*** Nestled in the desirable Wyke area of Gillingham, this stunning three bedroom detached family home with ample parking, garage and wrap around garden, built in 2017, offers a perfect blend of modern living and convenience. Just a short stroll from local shops, a primary school, and picturesque countryside walks, this property is ideally situated for families and professionals alike. The town centre, with its array of amenities and mainline train station providing direct access to Exeter and London Waterloo, is merely a ten-minute walk away.

**£465,000 Freehold**



### The Property

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Upon entering, you will be greeted by a light and airy lounge featuring a charming wood burner. Double doors lead you to a delightful decked area, perfect for enjoying the views of the garden. The generous kitchen/diner is a highlight of the home, equipped with sleek white floor and wall units, a built-in electric oven, a ceramic hob with a cooker hood above, and integrated appliances which include a washing machine and dish washer, along with ample space for a large fridge/freezer.

The property boasts three well-proportioned bedrooms, including a master suite with an en-suite shower room, ensuring comfort and privacy for the whole family. A modern family bathroom completes the accommodation, providing stylish and functional facilities.

Further benefits of this exceptional home include gas central heating, underfloor heating on the ground floor only, double glazing, ample driveway parking, and a single garage. This property is a fantastic opportunity for those seeking a modern family home in a sought-after location.



## Outside

The property is accessed via a spacious gravelled driveway, providing ample off-road parking and leading to a single garage fitted with an electric roller door. To the front, there is a low-maintenance, enclosed wrap-around garden, predominantly laid to lawn and complemented by attractive flower and shrub borders, as well as mature specimen trees. A patio area offers an ideal space for outdoor entertaining, while a timber shed provides useful additional storage.

## The Location

Set in the heart of North Dorset's beautiful Blackmore Vale, Gillingham is a historic market town with Saxon origins and royal connections, once home to King John's hunting lodge. Today, Gillingham offers a warm and welcoming community, blending traditional character with modern living. The town provides a good range of supermarkets, independent shops and well-regarded local schools, with respected independent schools also within easy reach. Residents benefit from excellent local amenities including healthcare services, sports clubs, a library and a modern leisure centre. Gillingham is well connected, with direct rail services to London and Exeter, while the nearby A30 and A303 provide convenient road links. Surrounded by countryside yet close to everyday amenities, this location offers a peaceful setting within walking distance of the town centre and all that Gillingham has to offer. What Three Words:- ///saints.blog.blissful

## Additional Information

Additional Information Services: Mains water, gas, electricity, and drainage. Local Authority: Dorset Council Council Tax Band: E, Energy Performance

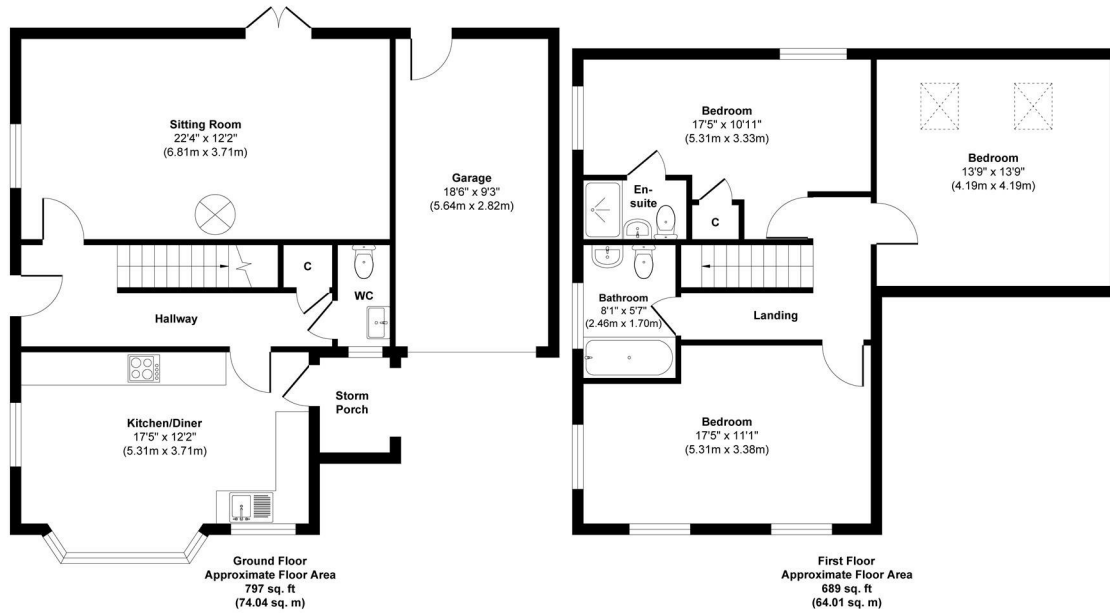
Certificate (EPC): Rating B. Please Note: All services, systems, and appliances listed in these particulars have not been tested, and therefore we cannot guarantee they are in working order.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	83	91	England & Wales		EU Directive 2002/91/EC



Local Authority  
Council Tax Band **E**  
EPC Rating **B**

Wyke Road, Gillingham, SP8



Approx. Gross Internal Floor Area 1486 sq. ft / 138.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.