



HAMBLETON  
ESTATE AGENTS

56 BAY ROAD  
GILLINGHAM  
SP8 4EF



£365,000

# 56 Bay Road, Gillingham, Dorset, SP8 4EF.

An attractive end terrace Edwardian town house full of period charm with spacious living accommodation spread over three floors.

This impressive property has been greatly improved and extended over the years to create a wonderful family home combining modern day living with character features.

A welcoming entrance hall leads into a charming sitting room, where a multi-fuel stove creates a warm and inviting focal point. The heart of the home is the open-plan kitchen/dining room, designed to offer a sociable space for everyday family life, and a dedicated space for dining and entertaining. Adjacent to the kitchen is useful utility room and cloakroom.

Upstairs, the first floor offers a spacious landing, two double bedrooms, and a stylish family bathroom complete with a modern freestanding bath and a large walk-in shower. The top floor is home to a characterful master bedroom with the added benefit of an en-suite shower room.

Outside, the garden is a particular feature being of a generous size with the tranquil backdrop of a river running alongside the rear boundary. There is a large expanse of lawn interspersed with mature shrubs, trees and flowers providing colour and interest throughout the year. An area of loose stones with raised beds offers the opportunity to grow your own vegetables, whilst a paved patio provided the perfect spot to sit and relax after a busy day. To the far end of the garden there is a summerhouse with a gate to one side giving access to the parking area with plenty of space for three cars.

This delightful home occupies a convenient edge-of-town location in a desirable and well-established residential area. It is within walking distance of High Street, mainline railway station, local schools, shops, and scenic walks—making it a truly special opportunity for families and professionals alike.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

**ENTRANCE HALL:** Wood effect vinyl plank flooring, radiator, smooth plastered ceiling, cupboard housing consumer unit and opening to:

**LIVING ROOM:** 11'8" x 11'1" A delightful room full of character featuring an attractive fireplace with a mellow brick chimney breast, fitted wood burner and slate hearth. Double glazed window to front aspect, smooth plastered ceiling and wall light points.

**DINING ROOM:** 11'10" x 11'7" A spacious room being partly open plan to the kitchen perfect for everyday family life and entertaining. Vinyl plank flooring, double glazed window enjoying an outlook over the garden, smooth plastered ceiling, radiator and archway to:

**KITCHEN:** 10'10" x 10'8" A light and airy room with dual aspect windows overlooking the garden. Inset ceramic 1¼ sink with cupboard below, further range of wall and drawer units topped with a work surface, space for range style cooker, fitted rustic shelving, tiled floor, integrated dishwasher and fridge, door to garden and door to:

**UTILITY ROOM:** Space and plumbing for washing machine, tiled floor, understairs cupboard, fitted rustic shelving, radiator, smooth plastered ceiling, space for tall fridge/freezer and door to:

**CLOAKROOM:** Vanity wash basin unit, low level WC, tiled floor, double glazed window, smooth plastered ceiling and electric heated towel rail.

From the entrance hall, stairs to first floor with bannister rope.

### FIRST FLOOR

**LANDING:** Exposed brickwork to one wall, two radiators, exposed floorboards, double glazed windows to rear and front aspects, smooth plastered ceiling and airing cupboard housing hot water tank and gas boiler.

**BEDROOM 1:** 10'11" x 10'8" A delightful light and airy room with a double glazed window overlooking the garden and river beyond. Radiator and coved and smooth plastered ceiling.

**BEDROOM 2:** 11' x 10'6" Feature ornate cast iron fireplace, exposed

floorboards, radiator, double glazed window to front aspect and smooth plastered ceiling.

**BATH/SHOWER ROOM:** A stylish suite comprising large shower cubicle, modern freestanding bath, vanity wash basin unit, low level WC, heated towel rail, double glazed window to side aspect, exposed floorboards, smooth plastered ceiling, radiator, wall light points and tiled to splash prone areas.

From the first floor landing stairs to second floor landing with door to:

### SECOND FLOOR

**BEDROOM 3:** 12'11" x 10'9" (max) A characterful master bedroom with radiator, eves storage cupboards, two velux windows to front aspect, smooth plastered ceiling with downlighters and door to:

**EN-SUITE SHOWER ROOM:** Shower cubicle, low level WC, corner wash basin unit, heated towel rail, fully tiled walls, double glazed window to rear aspect, tiled floor, heated towel rail and smooth plastered ceiling with downlighters.

**LOCATION:** Gillingham town lies just south of the A303 and offers a range of day to day facilities including Waitrose, Asda and Lidl supermarkets, pharmacy, post office, doctors' surgery, public houses and cafes. Gillingham enjoys a mainline railway station serving London Waterloo (2 Hours) and is located just 4 miles from the A303 giving access to the South West and London via the M3, whilst the A350 provides access to the coast. The area provides a number of highly regarded state and private, primary and secondary schools and numerous recreational and sporting opportunities including, golf, horse riding, gyms and sports centres nearby.

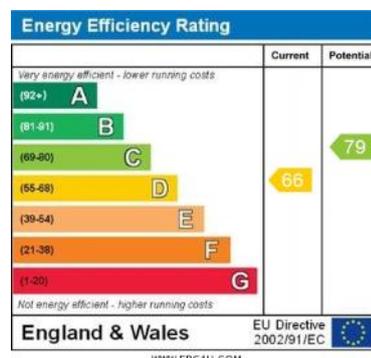
**SERVICES:** Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**VIEWING:** Strictly by appointment through the agents.

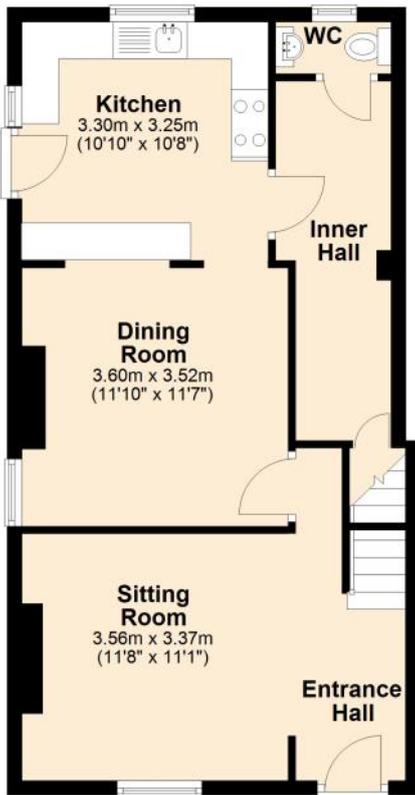
**AGENTS NOTICE** For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide and they must not be relied upon as statements of fact. We have not carried out a detailed survey, or tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.





**Ground Floor**

Approx. 52.6 sq. metres (565.7 sq. feet)



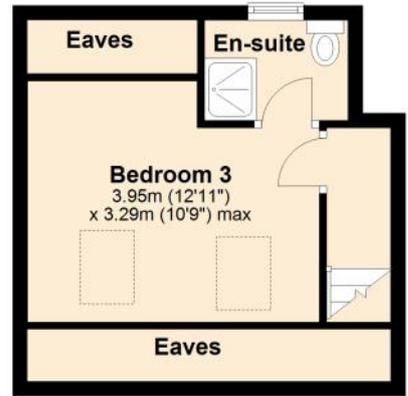
**First Floor**

Approx. 47.4 sq. metres (510.6 sq. feet)



**Second Floor**

Approx. 23.4 sq. metres (251.4 sq. feet)



Total area: approx. 123.4 sq. metres (1327.7 sq. feet)





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