



HAMBLETON
ESTATE AGENTS

**6 KINGFISHER AVENUE
GILLINGHAM
SP8 4GL**



£330,000

- ◆ SUBSTANTIAL FOUR BEDROOM FAMILY HOME
- ◆ LARGE DOUBLE GARAGE ◆ LIGHT & AIRY SITTING ROOM
- ◆ SEPARATE DINING ROOM ◆ KITCHEN & UTILITY ROOM
- ◆ LARGE MASTER BEDROOM ◆ NO FORWARD CHAIN
- ◆ COMPETITIVELY PRICED TO ALLOW FOR SOME REFURBISHMENT

6 Kingfisher Avenue, Gillingham, Dorset, SP8 4GL

A substantial four bedroom detached house situated on a popular residential development within easy reach of open space and a local primary school.

This spacious family home is offered for sale with no forward chain. The property enjoys a light and airy living room with French doors leading out to an easy to maintain rear garden. The dining room is conveniently placed adjacent to the kitchen making it ideal for family meals and entertaining. Off the kitchen an opening leads to a useful utility room with a door giving access to a large double garage with potential to convert to additional accommodation or annexe providing the opportunity for multi-generational living. Completing the ground floor accommodation is the convenience of a cloakroom.

Moving upstairs, there is a spacious landing with potential use as a study, family bathroom and four double bedrooms with the master bedroom being particularly large with an en-suite shower room.

Stepping outside, there is a small front garden ideal for pots and tubs. Double gates open to provide secure off road parking and twin up and over doors give access to a large double garage. The rear garden is well enclosed with an area of lawn and paving.

This spacious family home has been competitively priced to allow for updating the kitchen and some redecoration. An internal viewing is highly recommended for those wishing to create a home to their own taste and style.

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.

ACCOMMODATION

Front door with glazed inserts to:

ENTRANCE HALL: Radiator, smooth plastered ceiling with smoke detector and stairs to first floor.

CLOAKROOM: Low level WC, pedestal wash hand basin with tiled splashback, smooth plastered ceiling, radiator and extractor.

SITTING ROOM: 15'6" x 10'4" A light and airy room with double glazed window to front aspect, two radiators, smooth plastered ceiling and double glazed French doors to rear garden.

DINING ROOM: 12' x 8'6" Radiator, understairs cupboard, double glazed window to rear aspect, smooth plastered ceiling and double glazed French doors to rear garden.

KITCHEN: 9'9" x 9'9" Inset single drainer stainless steel sink unit with cupboard below, further wall and base units with a drawer line and work surface over, space and plumbing for dishwasher, built-in NEFF electric oven with inset gas hob above, space for tall fridge/freezer, tiled floor, double glazed window to front aspect, smooth plastered ceiling and archway to:

UTILITY: 6'7" x 5'3" Inset single drainer stainless steel sink

unit with cupboard below, radiator, tiled floor, double glazed window and door to integral double garage.

From the entrance hall stairs to first floor.

FIRST FLOOR

LANDING: Radiator, double glazed window to rear aspect, cupboard housing hot water tank with shelf for linen, cupboard with fitted shelving, smooth plastered ceiling with hatch to loft and opening to a large inner landing ideal as a study area.

BEDROOM 1: 15'6" x 10'5" A large master bedroom with double glazed windows to front and rear aspects, radiator and door to:

EN-SUITE SHOWER ROOM: Large shower cubicle, low level WC, pedestal wash hand basin, tiled to splash prone areas, radiator, double glazed window and smooth plastered ceiling with extractor.

BEDROOM 2: 15'3" x 8'11" Double glazed window to side aspect, radiator, smooth plastered ceiling and two built-in wardrobes with shelf and hanging rail.

BEDROOM 3: 12'4" x 9'3" Radiator, smooth plastered ceiling, double glazed window to front aspect and built-in wardrobe with hanging rail and shelf.

BEDROOM 4: 10'2 x 7'1" Radiator, smooth plastered ceiling and double glazed window to side aspect.

BATHROOM: Panelled bath with shower over, low level WC, pedestal wash hand basin, tiled to splash prone areas, smooth plastered ceiling with extractor and double glazed window to front aspect.

OUTSIDE

A small front garden ideal for pots and tubs. Double gates to secure off road parking leading to a double garage.

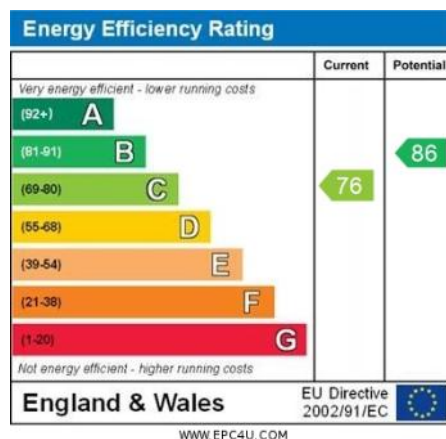
REAR GARDEN: An enclosed rear garden with an area of lawn and paving.

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

TENURE: Freehold

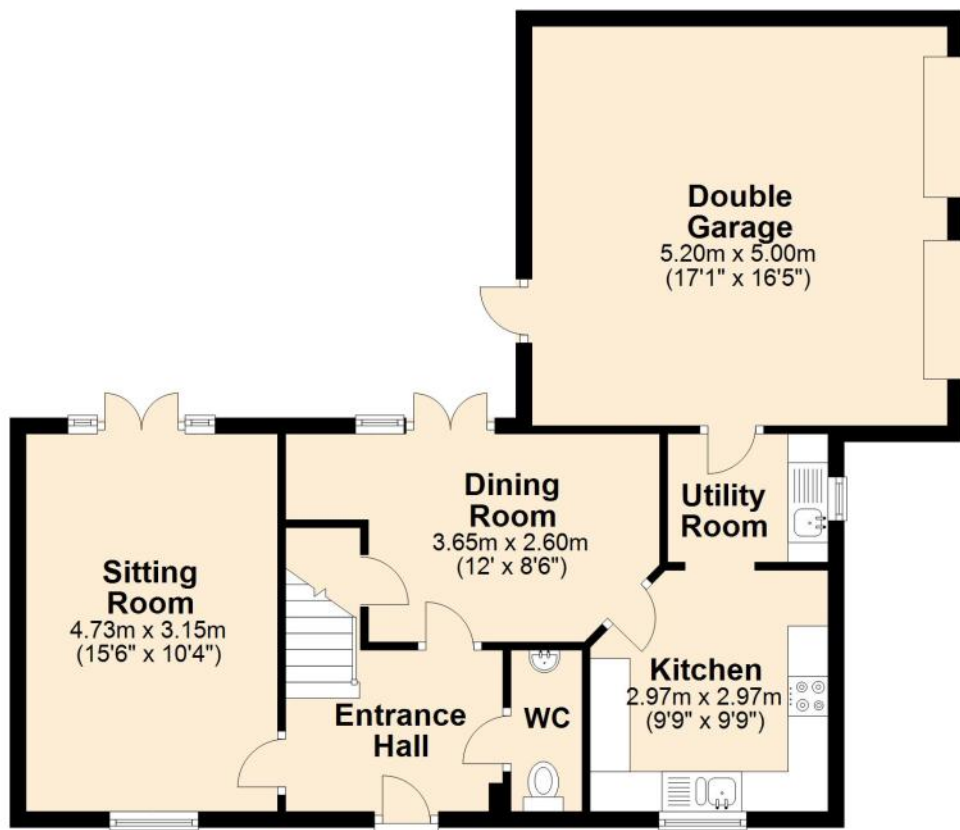
COUNCIL TAX BAND: E

VIEWING: Strictly by appointment through the agents.



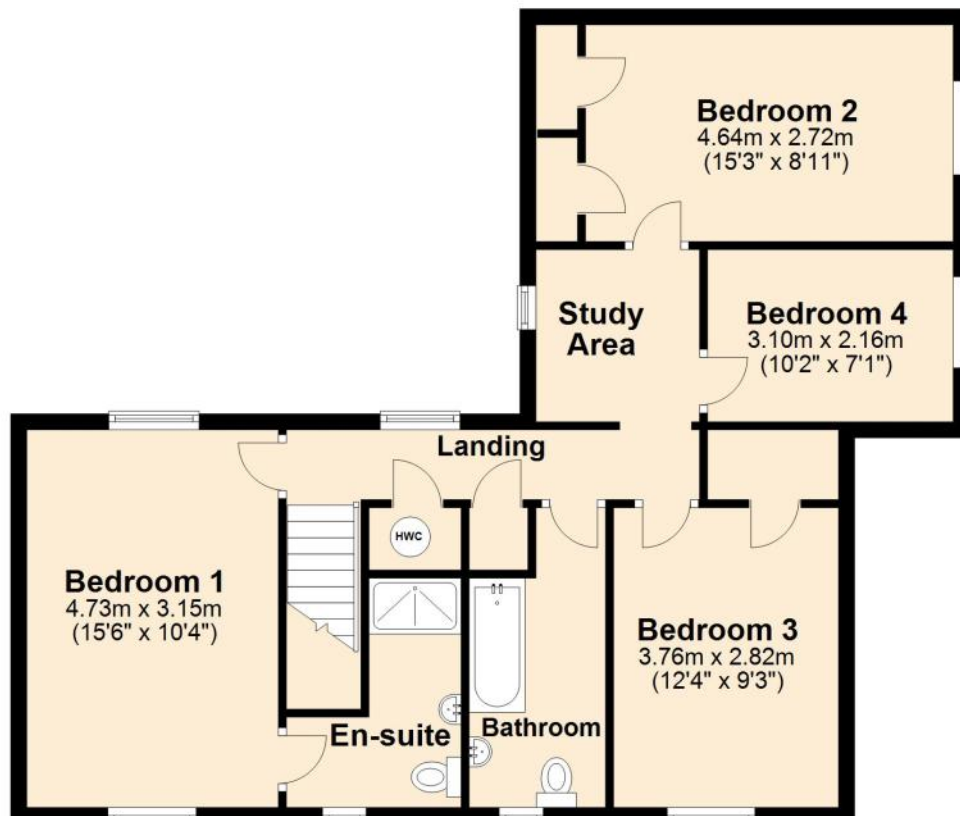
Ground Floor

Approx. 73.9 sq. metres (795.7 sq. feet)



First Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



Total area: approx. 148.4 sq. metres (1597.1 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or misstatement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

