



£1,400 per month



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and then call Forest Marble 24/7 to arrange your viewing on this modern family home sat in a popular location on the northern edges of Gillingham. Modernised over the years with a large conservatory and enviable southerly facing rear garden. Upstairs you will find four generous bedrooms, bathroom and en-suite. To the front the property has ample parking and integral garage, available now.**

This property stands on a popular residential location to the north of the town of Gillingham. Benefitting from easy access out of the town to the A303 to the north and quickly into the centre of the town. Gillingham is a town situated in North Dorset and is surrounded by open countryside. You will find a wide range of local activities to get involved in with North Dorset Rugby Club, Gillingham Football Team, local sports centre, youth centre to name but a few. There is a number of nurseries and primary schools to choose from and a well regarded secondary school servicing the community. The town lies on the main London Waterloo to Exeter line and there is a regular service on the hour which will find you into London within 2 hours. Within the town centre you will find a range of local independent shops, Waitrose supermarket, countryside store, restaurants and public houses.

## Rooms

### Entrance Porch

Walk through into the porch and find space to hang your coats and kick off your shoes. Door through into the lounge.  
2'8" x 2'7" (0.86m x 0.84m)

### Lounge

A spacious lounge with bay window overlooking the front of the property. Gas effect fire place with wooden surround. Plenty of space on offer allowing you various options to layout your furniture.  
12'6" x 15'2" (max) (3.86m x 4.64m)

### Dining Room

Acting as the main hub for all of the downstairs rooms and providing a great space for entertaining family and friends. Sliding door into the conservatory and stairs to the first floor landing.  
12'1" x 14'4" (3.71m x 4.39m)

### Kitchen

Sat to the rear of the property and enjoying views over the rear garden. Comprised of a range of wall and floor units with roll top work-surface over with integrated sink drainer and five ring gas hob with stainless steel cooker hood over. Tiling to all splash backs and tiled floor. Integrated single oven and dishwasher. Opening leads through to utility room.  
9'3" x 9'3" (2.84m x 2.84m)

### Utility Room

Providing separate access to the side of the house and providing a great area for doing the washing. Work-surface with wall and base unit and space for a washing machine and fridge freezer. Door into cloakroom.  
4'6" x 4'8" (1.42m x 1.47m)

### Cloakroom

Everyone wants a cloakroom and this one sits off the side of the utility so also provides space for those muddy wellies to be hidden away. Low level wc and wash hand basin.  
3'6" x 4'8" (max) (1.12m x 1.47m)



### Conservatory

A great addition to the property without impeding on the garden space on offer. Decked out with wood laminate flooring and plenty of light coming through the wrap around windows with double doors to patio and two doors also to the front so you can let the garden in when the sun shines. 10'9" x 12'7" (3.35m x 3.88m)

### First Floor Landing

A sizeable landing connecting the bedrooms and bathroom. Storage to be found in the large airing cupboard and access to the loft with light and ladder. 12'8" x 6'2" (3.93m x 1.9m)

### Bedroom One

A sizeable master bedroom with plenty of storage on offer from the built in wardrobes and the fitted furniture around the bed. Door to en-suite. 10'8" x 12'4" (max) (3.32m x 3.78m)

### En-suite

A handy en-suite which provides a corner curved shower cubicle, low level wc and wash hand basin. White towel radiator. 7'8" x 3'8" (2.39m x 1.17m)

### Bedroom Two

Sat to the rear of the property and enjoying views over the garden. 9'1" x 10' (2.79m x 3.05m)

### Bedroom Three

Sat to the rear of the property and enjoying the southerly aspect of the rear garden. Plenty of space on offer to create a perfect bedroom. 9'1" x 10'8" (max) (2.79m x 3.3m)

### Bedroom Four

Usually the last bedroom is an after thought, however this is a good sized bedroom by modern standards, also benefiting from a built in wardrobe with bi-fold doors. 7'9" x 9'4" (2.41m x 2.87m)

### Bathroom

A modern style bathroom is on offer with panelled bath with shower over with hinged shower screen protecting the floor from the splashes. Low level wc and wash hand basin on a vanity unit. Tiled to all splash backs. 7'8" x 5'5" (2.39m x 1.68m)

### Integral Garage

Doing just what you want it to do, plenty of storage space on offer, create a workshop or even park a car! Benefiting from up and over door power and light. 7'9" x 15'9" (2.41m x 4.87m)

### Front

To the front of the property is plenty of parking and a gravelled area to the side which is lined by a small hedge. Access to the side of the property.

### Rear Garden

A fairly low maintenance southerly aspect garden awaits you, with a large patio to the rear of the property which continues around the conservatory. Mainly laid to lawn with timber fencing surrounding the garden. Wooden gazebo gives you somewhere to sit and enjoy gin and tonics in the afternoon sun. Outside water tap and access to the side of the property.

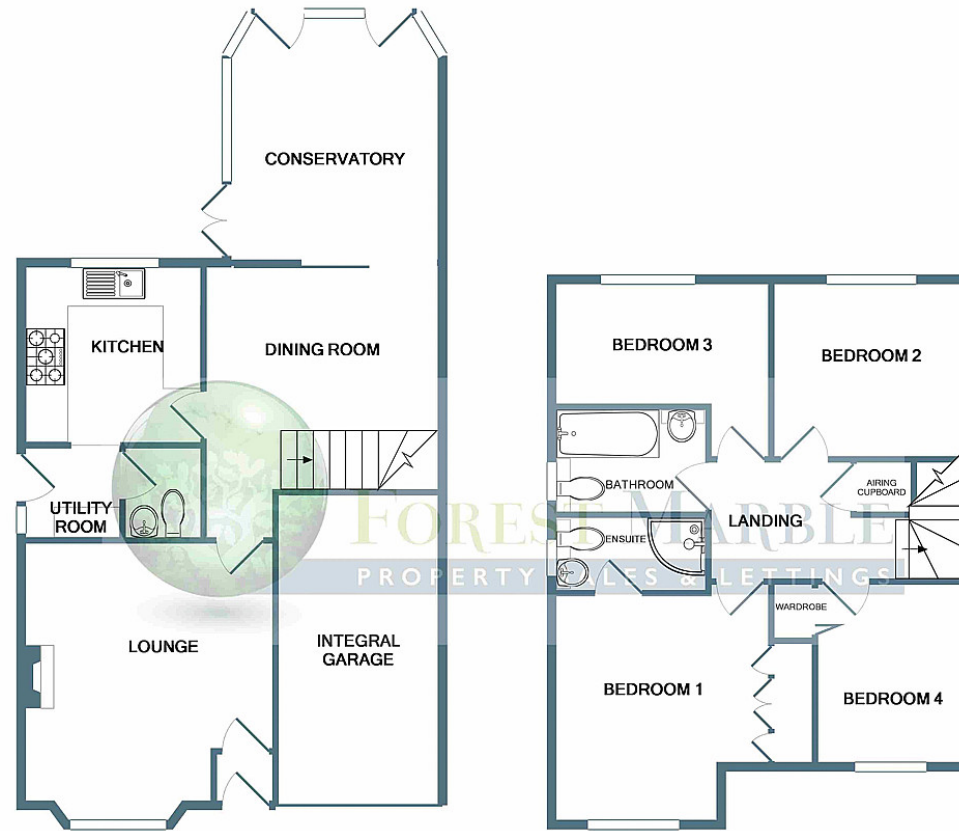
### Directions

From our offices head South on the B3092 and upon entering Gillingham at the first round-a-bout take the first exit onto Gyllas Way and first right into Cloverfields, you will see the property on your left hand side.

### Agents Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





GROUND FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 561 SQ.FT.  
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1300 SQ.FT. (120.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	0	0
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	