

## 12 The Oaks, Gillingham



£379,950



# 12 The Oaks, Gillingham, Dorset, SP8 4SW

12 THE OAKS is an attractive well appointed modern four bedroom detached family house, generously proportioned and has been much improved and maintained to an exceptionally high standard by the present owners, to provide a comfortable and spacious family home. All presented in good decorative order throughout. The house benefits from a conservatory, an additional reception room, home office and a large tandem garage. The property enjoys a convenient location on this ever popular and established residential area, with ample parking and generous enclosed established gardens. An early viewing is highly recommended to secure this desirable home offering vacant possession.

APPROACHED: From Street via easy pull in onto generous tarmacadam driveway and parking apron, open storm porch and quarry tiled step.

ENTRANCE: Attractive UPVC front door with obscure double top panel.

HALLWAY: Spacious reception area, coved and artex ceiling, new panel radiator, under stairs recess, useful built in cupboard.

DOWNSTAIRS CLOAKROOM: Modern white suite comprising low level W.C, corner wash hand basin, ceramic tiling to walls and splash backs, obscure double glazed window, slate effect floor tiles and chrome towel rail/radiator.

DINING ROOM: 11’ x 9’ Well proportioned room with good ceiling height, artex, panel radiator, matching double glazed window enjoying outlook onto front. Ample space for dining table and chairs.

LOUNGE: 16’ x 15’4” Comfortable family room, well proportioned with good ceiling height, coving and artex. Double panel radiator, wall hung flueless gas ‘Piano’ fire creating a cosy focal point, television aerial point, full height double glazed French doors open into conservatory.

HOME OFFICE/STUDY: A functional room with good ceiling height and coving, being newly

plastered (smooth set). Panel radiator, ample power points, matching double glazed window enjoying outlook onto rear garden, telephone points.

CONSERVATORY: 13’ x 13’ Attractive and useful addition UPVC double glazed with top opening double glazed windows. Lower opening glass roof with blue self cleaning glass. Flagstone effect floor tiles, ample power points, full height UPVC double glazed French doors enjoying outlook and access onto rear garden and patio area.

KITCHEN: 11’ x 9’ Well equipped and fitted with extensive range of attractive light oak wall and floor cupboards with matching drawers and trim, cornice and plinth, glazed wall cabinet, contrasting roll edge work tops and counters. Inset five ring gas hob, inset 1½ bowl sink and drainer with swan neck mixer taps, plumbing for washing machine. Neff integrated dishwasher, Neff single electric and fan assisted oven. Neff warming drawer. Neff microwave oven with grill. Ample power points, ceramic tiled splash backs, floor tiles and panel radiator. Canopy to side door

UTILITY ROOM: A useful room, fitted with floor and wall cabinets with roll edge work tops, floor tiles, space for tumble drier and fridge/freezer

STAIRWELL: Natural wood banister post and rail.

LANDING: Loft hatch to attic space with ladder and light.

MASTER BEDROOM: 13’ x 11’ Well proportioned room with good ceiling height. Fitted with an extensive range of built in soft close drawers with roll edge dresser top, built in corner linen bin, wall hung cabinets above bed and built in wardrobes to return wall.

EN-SUITE: Recently installed modern white suite comprising fully tiled shower enclosure with glazed screen and chrome shower fittings. Oak floor cabinet with wash hand basin, low level W.C, Ceramic tiling to walls and splash backs, Chrome towel rail/radiator, obscure double glazed window.

BEDROOM 2: 10’5” x 10’4” Bright airy room, well proportioned with good ceiling height, artex , panel radiator. Built in wardrobes to return wall, UPVC double glazed window enjoying outlook onto garden.

FAMILY BATHROOM: Recently installed modern white suite comprising moulded acrylic bath with oak side panel and chrome mixer taps/ shower spray and folding glass shower screen. Fitted oak cabinet with wash hand basin, low level W.C, ceramic tiling to walls and splash backs, chrome towel rail/radiator and obscure double glazed window.

BEDROOM 3: 12’2” x 7’ Bright and airy room with good ceiling height, double panel radiator, double glazed window enjoying outlook onto front.

BEDROOM 4: 8’5 x 8’ Well proportioned room with good ceiling height, panel radiator, UPVC double glazed window enjoying outlook to front.

OUTSIDE: The gardens are an attractive and delightful feature, being of a good but manageable size. Laid out in a modern style the rear garden is landscaped & predominantly laid to lawn with raised ornamental flower and herbaceous borders with solid wood sleepers. A large Cotswold stone paved apron provides a pleasant patio area and sun terrace, ideal for outdoor relaxing/seating or eating Al Fresco. The garden is enclosed by timber panel fencing with a small vegetable area enclosed by picket

post fence with small greenhouse and compost area. The garden enjoys a sheltered and sunny position and is planted with established flowering plants and shrubs providing colour and interest throughout the seasons. A wooden gate provides access to the front:

FRONT: The front garden is open plan and put down to a large tarmacadam hard standing providing ample driveway and generous parking apron. A small area of Cotswold stone with water feature (not included in sale) and established shrubs are positioned to the rear creating an attractive back drop.

GARAGE 35’ x 12’ 1 1/2 width tandem garage accessed via electronic remote up and over door. Spot light, ample power points, wall hung cupboards, worktops and counters, useful shelving. Ample storage space, room for two cars, bicycles/motorbikes and lawn mowers etc. UPVC double glazed door opens on to rear. Wooden gated bin store to the side. (NB Further potential to build out over the garage)

Shed to the side of garage for tools etc.

Council Tax Band: E  
EPC rating: C  
Property M²: 111

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

