



## Romans Quarter Gillingham

Prices From  
£310,000

Welcome to your new home – an immaculate and thoughtfully designed three-bedroom semi-detached property, newly built and ready for you to move straight in, with a good sized garden. Set within walking distance of local shops and schools, with the town centre and mainline rail station just a little further on, this property offers an exceptional lifestyle for commuters, families and anyone seeking space, style and sustainability.

Step inside to discover a welcoming entrance hall leading to a bright and spacious separate living room which offers a comfortable space to relax and unwind, with large windows that allow natural light to flood in and create a warm, inviting atmosphere. The kitchen/dining room is complete with quality fittings, ample cupboard space, and plenty of room for a dining table—ideal for family meals or entertaining guests.

Upstairs, you'll find three generously sized bedrooms, including bedroom one with its own private en-suite shower room. The two additional bedrooms are ideal for children, guests, or a home office, and they're served by a stylish family bathroom.

Externally, the property benefits from two allocated parking spaces, providing hassle free parking right on your doorstep. The good sized rear garden offers a private outdoor space, ideal for summer barbecues, gardening or simply enjoying some fresh air.

With an impressive Energy Efficiency Rating of B, this home is designed to keep your energy costs low and your comfort levels high – making it a smart and sustainable choice.

Do not miss out on the opportunity to make this immaculate home yours.

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



## The Property

### Inside

#### Ground Floor

The front door opens into a good sized and welcoming entrance hall with doors leading into the sitting room and the convenient downstairs WC. The floor is laid in an attractive herringbone design vinyl that carries through all the ground floor with the exception of the sitting room, which is carpeted. The sitting room is bright and spacious and is conveniently completed with an understairs storage cupboard. The bright open plan kitchen and dining room has patio doors out to the garden. It is fitted with a stylish range of soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboards with counter lighting beneath. The electric oven is built in and there is a gas hob with laminate splash back and extractor hood above. The dishwasher and fridge/freezer are integrated.

#### First Floor

On this floor there are three good sized bedrooms, all of the bedrooms benefit

from built in wardrobes and the principle bedroom is complimented with an en-suite bathroom. The family bathroom is fitted with a stylish suite consisting of a bath, pedestal style wash hand basin, low level WC and a heated towel rail. The floor is laid in a herringbone patterned vinyl.

### Outside

#### Parking

There is parking for two cars on the driveway.

#### Garden

The garden has a paved area to the back of the house and the rest is laid to lawn and ready for your own landscaping design.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band - not yet assessed  
UPVC Argon Gilled Double Glazing  
Flue Gas Heat Recovery System  
Photovoltaic Panels  
Waste Water Heat Recovery System  
Mains Drainage  
Freehold  
Ready to Move into

### Many Additional Extras

There will be a yearly estate charge for the maintenance of communal space  
\*The photos shown are of view homes at Romans Quarter. Actual plot specifications, layouts and materials may vary. Please contact the sales office for full details.\*

### Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode - SP8 4RE

What 3 words - recur.obstinate.sailing

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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 measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.