

Romans Quarter Gillingham

Prices From
£530,000

Space to grow. A place to thrive. Welcome to your new family home in Gillingham.

Situated on a peaceful new development on the edge of the charming town of Gillingham, this beautifully designed four-bedroom detached home offers the ideal setting for family life. With countryside walks and a nature reserve just around the corner, weekend adventures are right on your doorstep - while local schools, shops, and everyday essentials are all close by.

Step inside and you'll find everything a modern family needs: a stylish, fully fitted kitchen that makes mealtimes a joy, two spacious reception areas perfect for both playtime and grown-up relaxing, and four generous bedrooms, giving everyone their own space to unwind. The main bedroom comes with its own en-suite, offering a little luxury and privacy for busy parents.

Double doors lead out to a sunny, south facing garden, ideal for family BBQs and soaking up the afternoon sun. There's also a garage and driveway providing plenty of parking and storage.

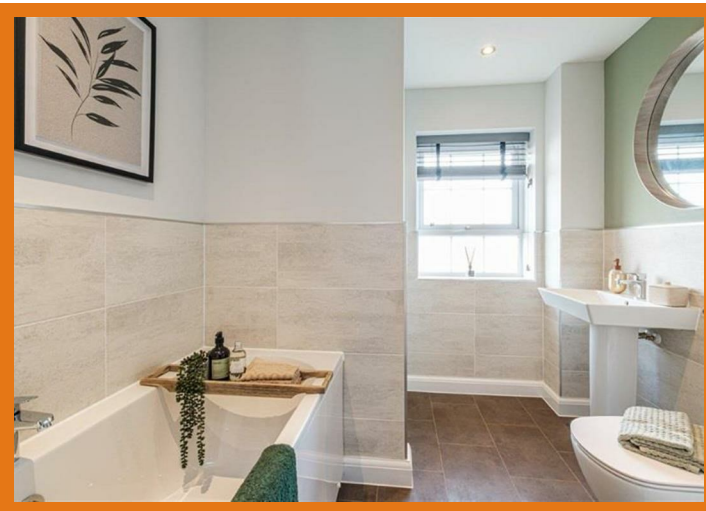
This home isn't just about space - it's smart and sustainable too. With solar panels, a water waste recovery system, and an EV charging point, it's built to help you save money and live more eco-consciously.

And with a build guarantee and deposit assistance available, moving into your dream family home might be easier than you think.

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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 up into the entrance hall, with stairs leading up to the first floor. The entrance hall leads to all rooms on the ground floor. Leading to the sitting room, you will find a well-proportioned living space that could accommodate for large settees and space for families to relax in comfort. The sitting room has a large bay window, with views out to the front of the house. You will find a study to the right of the entrance hall, with ample room for a work desk and study space, perfect for working from home or simply enjoying a nice book in peace. Under the stairs there is a good sized WC and cloakroom, through the WC you will find under stairs a great deal of storage space.

The hub of the home is the open plan kitchen/dining and family room that offers an excellent social space for home cooked meals and for entertaining guests. There is a window overlooking the garden and a full height bay window with double doors that lead out to the garden. This large open space provides the room for a large family dining table. The kitchen area is fitted with

a range of high quality, soft closing units consisting of larder cupboard, floor cupboards, cutlery and deep pan drawers, as well as eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with matching upstand and inset bowl with a swan neck mixer tap. The built in appliances consist of a fridge/freezer, eye level double electric oven, dishwasher and five burner gas hob with a splash back and extractor hood above.

First Floor

Leading up from the stairs, you will find the spacious principal bedroom with the ensuite attached. featuring in this is a good sized shower cubicle and glass sliding doors, a pedestal basin and WC. Moving across the landing, you will find the second, third and fourth bedrooms all of a good sized double. At the top of the stairs you will find the hot water cylinder, located in the linen cupboard.

Outside

Garage and Parking

The property is approached from the brick frontage outside the home. There is a garage to the side of the property, with parking in front for up to two cars.

Garden

The rear garden is laid mostly to lawn with a paved seating area. It is fully enclosed in part by a brick wall and timber fencing. It enjoys a sunny aspect plus a gate that opens to the drive where there is an electrical charging point.

Useful Information

- Energy Efficiency Rating B
- Council Tax Band tba
- Argon Filled uPVC Double Glazing
- Gas Fired Central Heating with Dual Zone Control
- Mains Drainage
- Freehold
- Photovoltaic Solar Panels
- No Onward Chain
- Schemes Available
- EV Charging Point

Location and Directions

Gillingham is a well-served town offering a range of everyday amenities, including independent shops, supermarkets and schooling, along with a mainline railway station providing direct links to London Waterloo. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode - SP8 4RE

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.