



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Romans Quarter
Gillingham

Price Range
£350,000

A great opportunity to make this your new home. This immaculate and thoughtfully designed three – bedroom detached family home, is newly built and ready for you to move into. 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.

Inside, you step into a spacious and welcoming entrance hall with doors leading to the cloakroom, sitting room and kitchen/diner. Offering a seamless layout, this home provides easy living accommodation. There is a spacious sitting room with doors leading into the kitchen/diner. The kitchen 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.

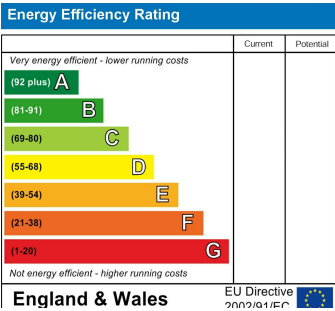
Externally, the property benefits from two allocated parking spaces, providing hassle free parking right on your doorstep. The good sized rear garden offers a private outdoor space, ideal for summer barbecues, gardening or simply enjoying some fresh air.

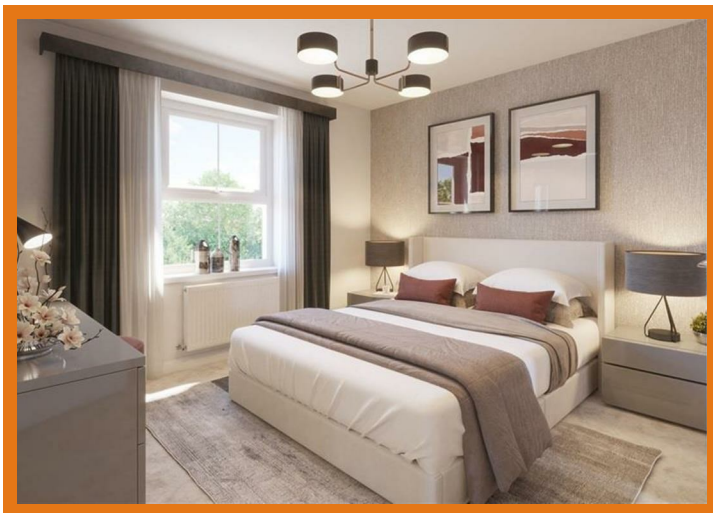
With an impressive Energy Efficiency Rating of B, this home is designed to keep your energy costs low and your comfort levels high – making it a smart and sustainable choice.

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

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The Property

Accommodation

Inside

Ground Floor

Upon entering the property, you step into a welcoming and spacious entrance hall with doors to the sitting room, kitchen/diner and convenient downstairs WC. There is a spacious sitting room which benefits from double aspect, making it a bright and inviting room. The open plan kitchen/dining room 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. There are patio doors out to the garden in the sitting room and kitchen/diner.

First Floor

Stairs rise to a spacious landing with doors to the three good sized bedrooms and family bathroom. All three bedrooms benefit from built in wardrobes and the principal bedroom is complimented with an en-suite bathroom. The family bathroom is fitted with a stylish suite consisting of a bath, pedestal style was hand basin, low level WC and a heated towel rail.

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

Directions

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 firms employment has the authority to make or give any representation or warranty in respect of the property.