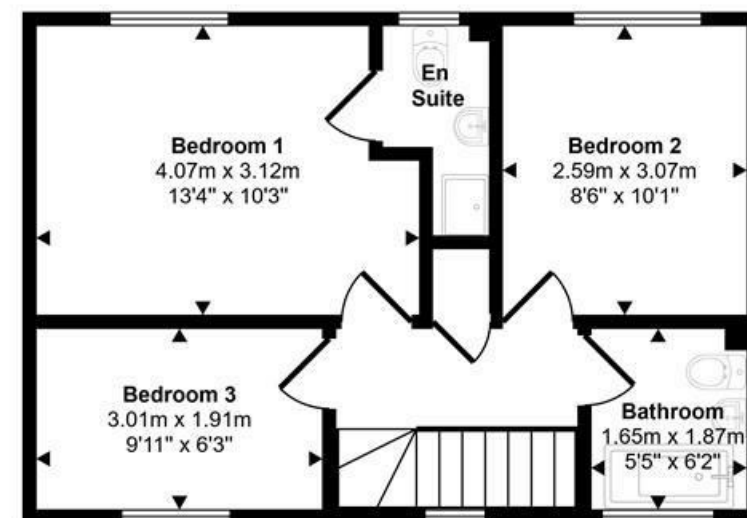




Ground Floor
Approx 39 sq m / 418 sq ft



First Floor
Approx 39 sq m / 415 sq ft

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.

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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	



Ridgeway Road Gillingham

Guide Price
£282,500

Tucked away in a popular and family-friendly area, this beautifully balanced three-bedroom mid-terrace home offers the perfect blend of modern comfort, style, and everyday convenience.

Step into a welcoming entrance hall with useful built-in storage that is ideal for coats, boots and shoes, and a handy downstairs cloakroom. At the heart of the home lies a bright and airy open-plan kitchen, dining, and living space—designed for both entertaining and relaxed family living. The contemporary kitchen features generous work surfaces including a breakfast bar for casual meals, plenty of storage and some built-in appliances to make life easy.

Upstairs, you'll find three generously sized bedrooms, including a light-filled main bedroom complete with a stylish en-suite. A sleek family bathroom serves the remaining bedrooms, making this an ideal layout for families or guests.

The low-maintenance rear garden offers a peaceful outdoor escape, complete with a timber cabin that's perfect as a home office, studio, or storage space. Rear access is ideal for bins or bikes, and there's a garage and parking close by for added convenience.

All of this is set in a thriving community just a short stroll from a doctor's surgery, pharmacy, and a well-regarded primary school. The bustling town centre is a short distance away, and nature lovers will adore the nearby riverside and countryside walks, children's play park, and open green spaces.

Whether you're a young family, professional couple, or downsizing with ease in mind—this home is a fantastic find in a location that truly has it all.



The Property Accommodation

Inside

Ground Floor
A stylish front door opens into a well proportioned and welcoming entrance hall with stairs rising to the first floor and doors leading off to the kitchen area and cloakroom, which is fitted with WC and pedestal wash hand basin. There is also a storage cupboard for coats, boots, shoes and keys and has sliding mirror fronted doors. For appearance and practicality, the floor is laid in attractive wood effect laminate that continues into the cloakroom.

The kitchen area has a window overlooking the rear garden and a door that opens to the decked rear seating area. It is fitted with a range of modern soft closing units consisting of floor cupboards with mood lighting under, separate drawer unit with deep pan drawers and cutlery tray, pull out larder cupboard with carousel racks and eye level cupboards with counter lighting beneath. There is a generous amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. The electric oven is built in with a gas hob and extractor hood above. The dishwasher is integrated and there is plumbing for a washing machine and housing for an American style fridge/freezer. The floor is laid in a practical and attractive wood style laminate that continues into the sitting/dining areas.

The sitting and dining areas are of a good size with a bay window to the front and patio doors opening to the rear decked seating space.

First Floor
Stair rise to a galleried landing with access to a boarded loft space that has light and a pull down ladder. There is also the family bathroom, which is fitted with a modern suite consisting of bath with mixer tap and telephone style shower attachment, pedestal wash hand basin and a WC. For practicality, the floor is laid to vinyl. All three bedrooms are a good size - two doubles and a single. The main bedroom has the benefit of an en-suite shower room.

Outside

Garage and Parking
There is a single garage almost opposite the house with a parking space in front. There is also potential to create an additional space by removing the foliage.

Garden
The rear garden has been landscaped for easy maintenance. There is a large decked seating area to the back of the house with gentle steps rising to a path leading to the cabin, which is bordered by stone chippings. There is also a path along the side of the fence that leads to a timber gate opening to the rear access, where there is room for bins etc. The garden is a good size, fully enclosed and enjoys a sunny aspect.

The timber cabin measures - 2.90 m x 3.86 m/9'6" x 12'8" and benefits from light and power. A great addition and allows for many usages - work from home space, hobbies room or storage. There is another smaller timber shed that provides dry storage.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Gillingham Town

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout take the first exit onto Marlott Road and turn left again. Follow the road round passing the open green and children's playground on the right and take the next turning right into Casterbridge Way. Turn left into Weatherbury Road and then right again. Continue forward where the property will be found on the right hand side. Postcode SP8 4GH

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.