



Rotary Gardens
Gillingham | ME7 2AB

CR REAL ESTATE
ESTATE AGENCY : REDEFINED

Rotary Gardens

, Gillingham, ME7 2AB

Guide Price £400,000 to £430,000

Spacious Four-Bedroom Versatile Home measuring nearly 1500 sqft in Sought-After Upper Gillingham

This extended and well-presented four-bedroom property offers exceptional versatility, ideal for multi-generational living or those seeking flexible accommodation.

The ground floor is arranged as an independent living space, featuring a comfortable living room, a well-equipped kitchen, two double bedrooms, and a modern shower room, perfect for guests, or relatives.

On the first floor, you'll find bright and airy open-plan living accommodation, complete with a contemporary fitted kitchen, ideal for entertaining and family life.

The second floor offers two further double bedrooms, including a spacious master bedroom with an en suite shower room, along with a separate family bathroom.

Outside, the property benefits from an enclosed, low-maintenance rear garden and allocated parking.

Located in the popular Upper Gillingham area, this impressive home combines space, comfort, and flexibility, perfectly suited to modern family living.

Guide Price £400,000



Entrance Hall

Bedroom

10'2 x 9'2 (3.10m x 2.79m)

Shower Room

9'2 x 5'11 (2.79m x 1.80m)

Bedroom

10'2 x 9'2 (3.10m x 2.79m)

Living Room

17'4 x 8'5 (5.28m x 2.57m)

Kitchen

8'2 x 6'2 (2.49m x 1.88m)

Lounge/Diner

17'4 x 14'10 (5.28m x 4.52m)

Kitchen/Breakfast Room

17'4 x 11'5 (5.28m x 3.48m)

Bedroom

17'4 x 10'9 (5.28m x 3.28m)

En Suite

6'8 x 6'3 (2.03m x 1.91m)

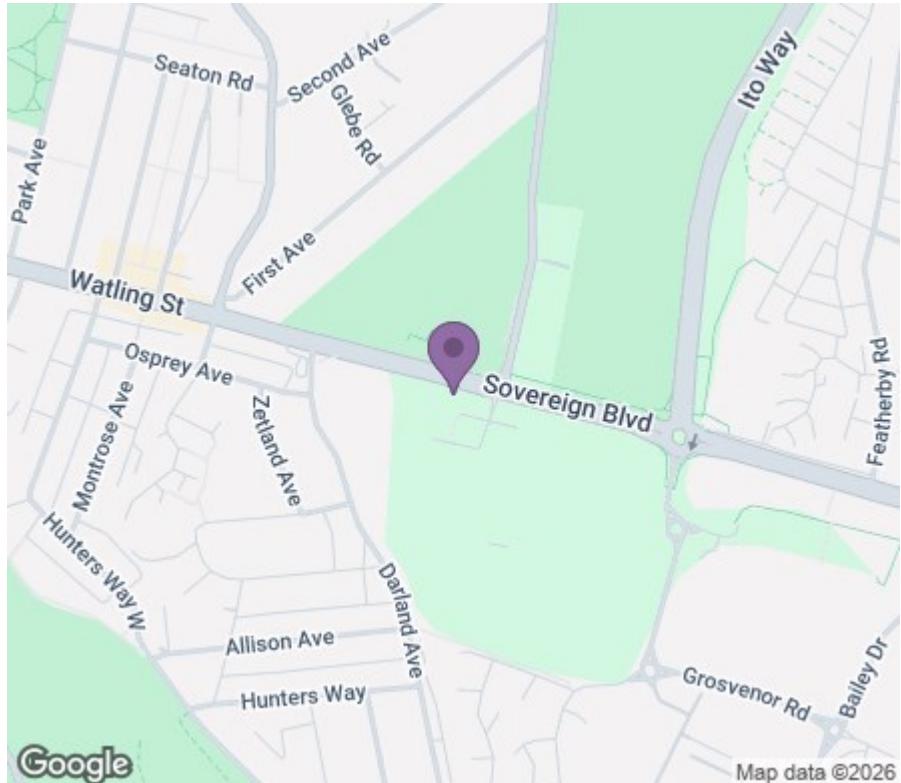
Bedroom

9'5 x 9'2 (2.87m x 2.79m)

Bathroom

8'2 x 6'0 (2.49m x 1.83m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and must not be used as such by any prospective purchaser. The services and systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.