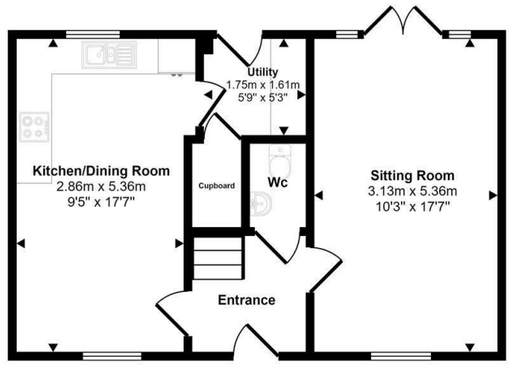
Morton • New

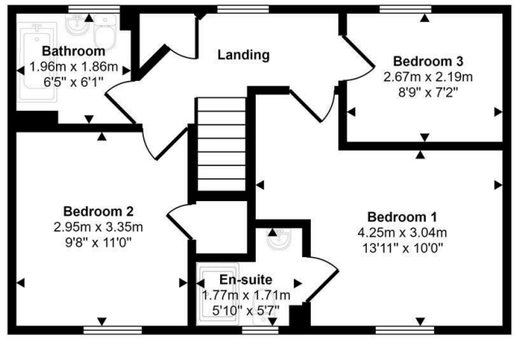
selling and letting properties



Approx Gross Internal Area
89 sq m / 958 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 45 sq m / 482 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.

Romans Quarter
Gillingham

Prices From
£370,000

A fantastic opportunity to purchase this brand new three-bedroom, detached family. Nestled in a desirable location, 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 with doors to the convenient cloakroom, spacious sitting room and open – plan kitchen/dining room. The kitchen/dining room is complete with quality fittings, ample cupboard space, and plenty of room for a dining table. The utility room is an added bonus which provides more storage and space for white goods.

Upstairs, you will find three excellent 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 are served by a stylish family bathroom.

Outside, 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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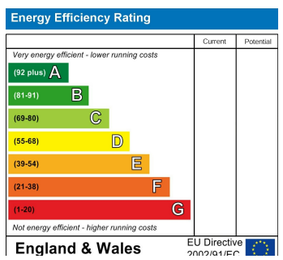



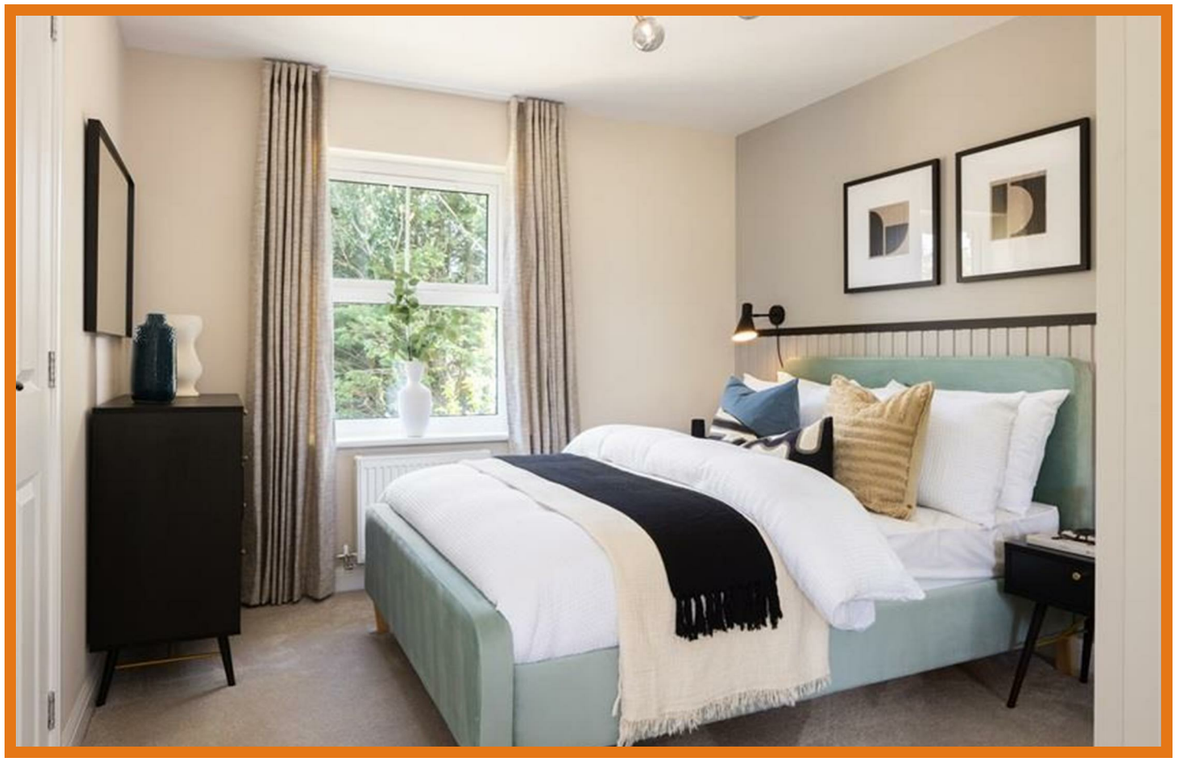





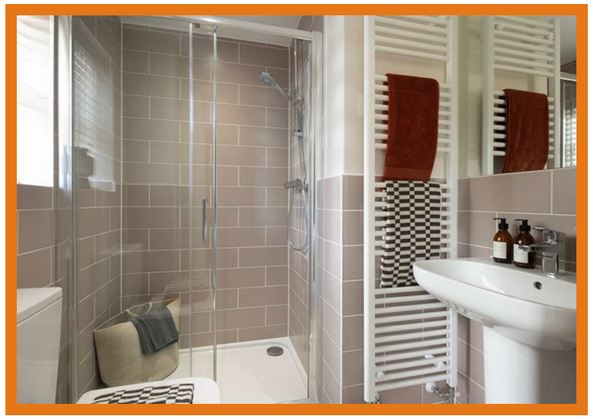



The Property

Accommodation

Inside

Ground Floor

The front door opens into a spacious and welcoming entrance hall with doors to the cloakroom, cosy sitting room and the spacious kitchen diner. The sitting room benefits from dual aspect, making it a bright and inviting room. 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. The separate utility room has an integrated tumble dryer and washing machine, as well as additional storage.

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.

Outside

Parking

There is space 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.