



**32 RIDGEWAY ROAD,
GILLINGHAM, SP8 4GH**

**£449,000
FREEHOLD**

A beautifully presented 5 bedroom detached property with a detached double garage 5 double bedrooms and 2 en suites. . This well appointed, modern executive style family house arranged over 3 floors, that has been maintained to an exceptionally high standard by the present owners, presented in good decorative order throughout, with versatile and adaptable living accommodation. This fabulous home enjoys a quiet and convenient location, in this established and sought after residential area, within easy reach of Gillingham town centre, schools, shops, bus routes and mainline railway station (Exeter to Waterloo). With field and riverside walks nearby, easy off road parking, and well maintained enclosed, private garden. Viewing's are definitely advised to appreciate this fabulous property.



CHAFFERS
ESTATE AGENTS

32 RIDGEWAY ROAD

Description

This beautifully presented five bedroom detached family home is provided with well proportioned bedrooms, en suites and flexible living areas. Upon entering this property you are greeted with an entrance hall allowing you access to a bright & airy living room, this is a generously sized area features a contemporary wood-effect flooring, a focal inset fireplace, beautiful french double doors leading directly out to the rear garden decking.

A modern kitchen & breakfast area is equipped with sleek kitchen fitted with dark contemporary cabinetry, built-in Neff oven, an integrated hob, and ample worktop space—ideal for family cooking and entertaining. Following on from the kitchen is a dedicated utility room, practical space equipped with additional wall units, counter space, a secondary sink, and provision for laundry appliances. The ground floor is completed with a downstairs cloakroom/wc and versatile office space which could be used as a dining area.

Entering the first floor we are welcomed by the large master bedroom suite with plush carpeting, recessed spotlighting, and integrated floor to ceiling mirrored sliding wardrobes. With dual aspect windows this bedroom allows an abundance of natural light throughout the day. Finishing the first floor we have two additional spacious double bedrooms featuring fitted wardrobes and shelving and storage with a second en suite access for bedroom two.

Completing the interior of the property the second floor features two double bedrooms equipped with velux windows, and wood-effect flooring throughout. A spacious bathroom featuring a panelled bath with mixer tap, separate step-in shower enclosure, pedestal wash hand basin, and WC.



Outside

An expansive, low-maintenance grey stone patio spans the rear of the house, providing an ideal setting for al fresco dining. This flows into an elevated decked area all accessed via french doors from the property. The decking, enclosed and completely private, features rattan seating, creating a private spot to unwind and soak up the sun.

Steps lead down to a lower garden area, featuring a small lawn and bordered by established, mature shrubs and colourful plantings that provide privacy and year-round interest. Direct access to the garages from the property is provided as well via a further paved area which can also be accessed by the utility room equipped with a shed and elegant shrubbery.

Location

Ridgeway road, constructed in early 2000's this 5 bedroom home is located in prime position in this complex. When constructed this property was known as "The Wiltshire".

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

Additional Information

Services: Mains Water, Gas, Electricity & Drainage.

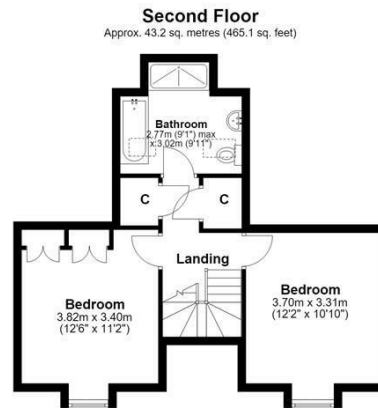
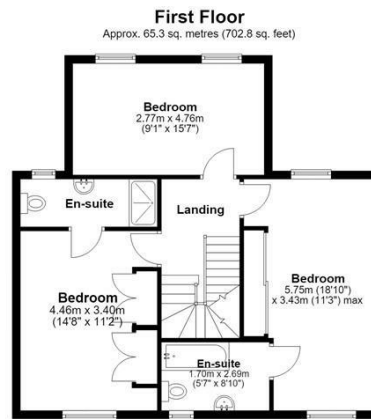
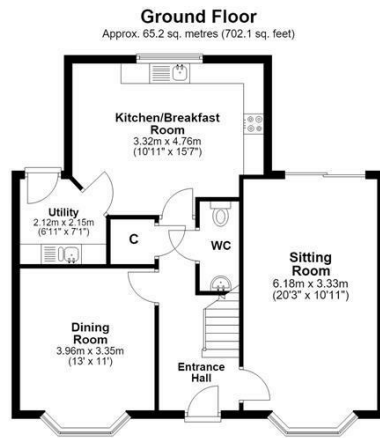
Council Authority: Dorset Council ~ Council Tax Band: F

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C

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Total area: approx. 173.7 sq. metres (1870.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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