



FOLLOWWILLS

38 Sorrell Gardens, Newcastle - ST5 3FA
£225,000

- Modern Three Storey Town House
- Convenient Walking Distance of Town Centre
- Recently Refurbished
- Stylish Open Plan Ground Floor
- Replacement Bath and Shower Room
- Useful Separate Utility to First Floor
- Top Floor Master Bedroom Suite
- Garage and Parking

A modern three storey mid townhouse, forming part of a most convenient development being within walking distance of the town centre and enjoying a rear aspect outlook onto Lyme Valley Park.

The property has undergone refurbishment by its current owner which includes a stylish open plan ground floor layout with refitted dining kitchen area. Further alterations to the first floor include a replacement four piece main bathroom with bath and separate shower cubicle and a useful separate utility area created from part of the third bedroom. The top floor comprises a full width master bedroom suite with an ensuite shower room which has also recently been replaced.

The accommodation provides: –

Entrance vestibule, with double door entrance and opening to a complete open plan through lounge/dining kitchen with staircase to first floor. The kitchen area is fitted with and integrated oven and ceramic hob, having a range of grey gloss units and worktops extending to a breakfast bar area. Patio doors open from the lounge area onto the rear patio garden.





A first floor landing has a return staircase to the second floor, with a large second bedroom having rear view over to Lyme Valley. A third bedroom overlooks the front and gives direct access to a converted utility area housing the central heating boiler and work surface with space and plumbing space for washing facilities. The principal bathroom is also located on this floor and comprises a re-fitted suite with bath, separate shower cubicle, wash basin and WC.

The top floor provides the master bedroom suite fitted with wardrobe/drawer furniture and glazing including skylight windows to front and rear aspect. An ensuite shower room has been recently replaced incorporating flush fit walk-in shower cubicle with wall hung vanity wash basin and WC.

There is a blocked paved parking area directly in front of the property with further parking in front of an allocated garage. The garage is centre in an adjacent block of three and is fitted with up and over door and has a pitched roof void. To the rear of the property is a low maintenance tiered patio garden with timber decking and rear pedestrian access.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



