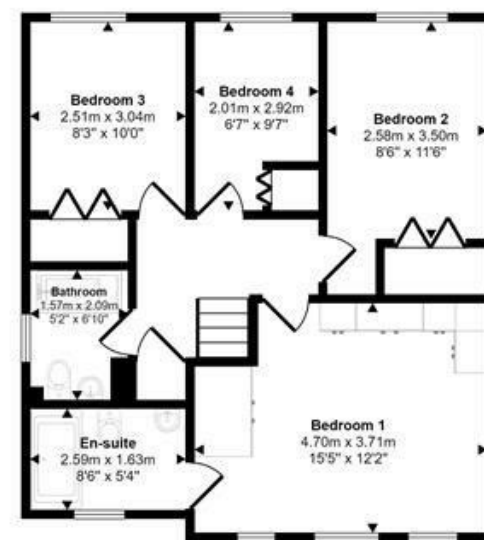




Ground Floor
Approx 83 sq m / 896 sq ft



First Floor
Approx 60 sq m / 649 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.



Sorrel Way
Gillingham

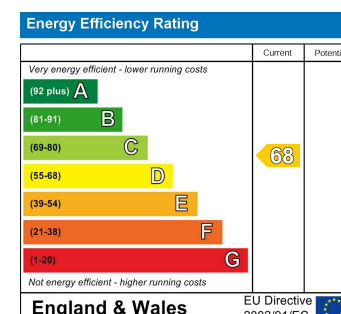
Asking Price
£425,000

A great opportunity to purchase this beautifully presented, detached family home with four good sized bedrooms, parking and garden, enjoying a tucked away position at the end of a cul de sac and private drive. This delightful home offers bright, comfortable and well-proportioned rooms with large windows, flooding the rooms with light and benefitting from uPVC double glazing and gas fired central heating. The property was built in 1995 and has been much loved by our sellers for the last eighteen years. During this time, our sellers have added an extension to the front and back of the property, updated the kitchen and bathrooms as well as maintaining the property throughout. The property is situated in the desirable and sought after Wyke area of the town, which is popular amongst families, professionals and retirees. Another advantage is being close to lovely country and river side walks. The town centre, schooling for all ages and the and mainline train station serving London, Waterloo and the West Country are all within easy reach.

An early viewing is strongly recommended to avoid missing out on the opportunity of purchasing this great home.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk





The Property

Accommodation

Inside

Ground Floor

Upon entering the property there is a welcoming entrance hall with doors leading to the office, dining room, sitting room and kitchen, as well as stairs rising to the bedrooms. There is a good size office which has the potential to be a hobby room or play room. The dining room has plenty of light flooding in from the large bay window and plenty of space for hosting family events. The sitting room has a cosy feel with the electric fire and patio doors leading out to the garden. The kitchen has been updated by our sellers and is a great sociable space with the rear extension adding a sitting room. There are plenty of eye and floor level cupboards as well as a good amount of worktop space. There is an integrated dishwasher, fridge, freezer and space for a washing machine. There is an oven with a gas hob and extractor fan and an integrated microwave. The kitchen flows into the second reception room which has two

sets of patio doors. There is also a utility room and WC on the ground floor.

First Floor

Stairs rise to the good size landing with doors to the four bedrooms, bathroom and access to the airing cupboard and partly boarded loft. There are two good sized single bedrooms and two double bedrooms. All four bedrooms benefit from built in wardrobes. Bedroom one has a large amount of built in storage and an en-suite with a walk in shower, low level WC and vanity style wash hand basin. The family bathroom has a bath with a shower overhead, vanity style wash hand basin and low level WC.

Outside

Parking

There is a large driveway with parking for four cars. There is also plenty of parking around the cul de sac.

Garden

The rear garden has been beautiful landscaped with many mature flowers and shrubs around the boarder. There is a good size sun terrace in the garden which is the perfect space for outside

dining. The rest is laid to lawn with a small seating area. There is a side access gate and space to store bins and garden tools

Useful Information

Energy Efficiency Rating D
Council Tax Band E
UPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From the Gillingham Office

Proceed down the High Street bearing right into Queen's Street. At the junction with Le Neubourg Way turn left. Take the next right into Cemetery Road which leads into Rollsbridge. Go past the open green and take a turning left into Sorrel Way. Turn right into the cul de sac and follow the road all the way around. The property will be found on the left hand side at the end. Postcode SP8 4TP

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.