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ESTATE AGENTS



## 24 Sorrel Way Gillingham, SP8 4TP

A FOUR BEDROOM detached family home situated in a quiet enviable position overlooking an open green. The property is located on the much favoured Wyke side of town within easy distance to local primary school, town centre, mainline train station (Exeter-London/Waterloo), country/riverside walks.

**Offers In Excess Of £380,000 Freehold**

Council Tax Band: E

# 24 Sorrel Way

Gillingham, SP8 4TP



- DETACHED FAMILY
- LOUNGE
- SHOWER ROOM AND EN-SUITE
- QUIET ENVIABLE POSITION
- FOUR BEDROOMS
- DINING ROOM
- OFF ROAD PARKING/GARAGE
- KITCHEN
- CLOAK
- FRONT AND REAR GARDENS

## DESCRIPTION

An attractive four bedroom detached family home situated in a quiet and enviable position overlooking a beautiful open green. The property is located in the sought after Wyke area of the town within easy distance to primary school, local shops, bus routes, countryside/riverside walks, town centre and mainline train station (Exeter-London/Waterloo).

This delightful well presented home is in excellent decorative order throughout and offers spacious and versatile accommodation which in brief comprises of:- an entrance hallway with doors to all rooms and stairs to the first floor including door to the garage; To the left of the hallway is a door to the dining room with two double glazed windows which give a lovely front aspect; a well equipped modern kitchen fitted with a range of floor and wall cupboards including a built in electric double oven, 5 ring gas hob with cooker hood over, plumbing and space for washing machine, slimline dish washer, integrated fridge/freezer and double glazed door to rear garden. To the rear of the property is a spacious lounge with a feature gas coal effect fire and

mantel surround and a lovely double glazed bay window overlooking the rear garden.

The landing on the first floor leads to four bedrooms. The main bedroom is of good size and benefits from two built in double mirror fronted wardrobes and door to en-suite shower room.

Bedroom 2 and Bedroom 3 also benefit from fitted wardrobes; Bedroom 4 is a single room and could be used as an office; a shower room completes the layout of this floor.

This wonderful family home benefits from gas central heating, double glazing, off road parking, garage and gardens.

\*\*\*Internal viewing highly recommended\*\*\*

## OUTSIDE

Resin driveway providing off road parking leading to an integral single garage (2.13m x 5.40m) with up and over door, light and power and gas boiler for central heating and hot water (Not tested).

Front garden is easy maintenance enclosed with hedging, trees and a variety of flower and shrub borders. There is also an outside light.

Side gate leads to:-

Enclosed fenced rear garden A well established

rear garden that features stone 'walled' flower and shrub borders, trees, brick paved patio area, small seating area and two storage sheds.

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a Waitrose, bank 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 (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

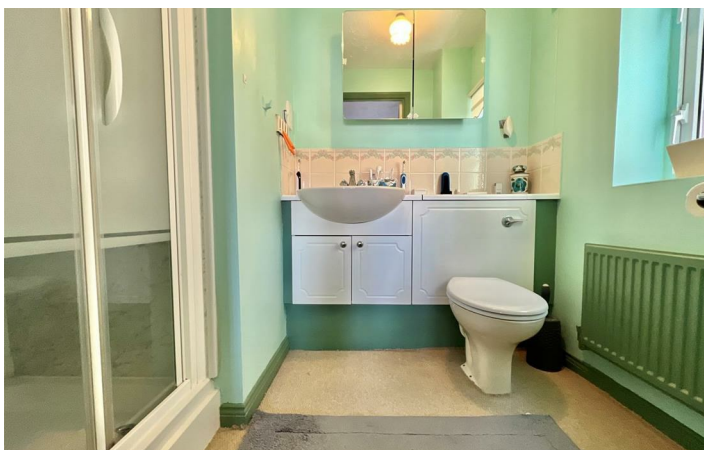
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: D



## Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. Turn right onto Cemetery Road which soon becomes Rolls Bridge Way. Continue along this road and turn left onto Sorrel Way. Turn left again to stay on Sorrel Way, then turn right where Number 24 can be found on your right hand side.



# Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	