



**5 SORREL WAY**  
**GILLINGHAM, SP8 4TP**

**£395,000**  
**FREEHOLD**

**\*A MUST VIEW PROPERTY\*** An immaculate beautifully presented FOUR BEDROOM detached family home located in the sought after Wyke area of the town close to primary school, bus routes, country and riverside walks. Benefits include double glazing, gas central heating, driveway parking and a rear garden.



**CHAFFERS**  
**ESTATE AGENTS**



## 5 SORREL WAY

### DESCRIPTION

An immaculate, well presented, attractive four bedroom detached family home located in the sought after Wyke area of the town within easy distance to primary school, local shops, bus routes, countryside walks and mainline train station (Exeter-London/Waterloo).

This delightful property has been tastefully modernised throughout and is in excellent decorative order. The accommodation is entered via a hallway which has stairs to the first floor and storage cupboard; door to the former garage which has been converted into a study with fitted cupboards and a utility room which provides space and plumbing for washing machine and drier, also a door to downstairs cloakroom; To the left of the hallway is a door to the dining room which has a lovely front aspect bay window; a beautifully designed, well equipped, open plan kitchen (which leads to a good sized conservatory) is also accessed via the hallway with fitted wall and base units, built in electric oven, ceramic hob with cooker hood over, space for dish washer and large fridge/freezer. To the rear of the property is a spacious lounge with feature gas fire and double glazed patio doors which open onto the rear garden.

The landing on the first floor leads to four bedrooms. The main bedroom is of good size and benefits from fitted mirrored double wardrobes and door to en-suite bathroom. The further three bedrooms are also fitted

with wardrobes. A modern shower room completes the layout of this floor.

This wonderful family home benefits from gas central heating, double glazing, conservatory, ample parking and an attractive enclosed rear garden.

### OUTSIDE

Tarmacadam driveway providing ample parking, side gate leading to:-

An enclosed rear garden Laid to lawn, decked area, well established flower and shrub borders, trees.

### LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown 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 - Tel: 0345 034 4569

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>78</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	

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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