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Sorrel Way

Gillingham, SP8 4TP

An attractive, immaculately presented, four bedroom detached family home offering generous and versatile living space located in the sought after Wyke side of town within easy distance of primary school, secondary school, local shops, town centre, bus routes, countryside walks and mainline train station. EPC Band:- C

Offers Over £390,000 Freehold

Council Tax Band: E

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DESCRIPTION

An attractive, immaculately presented, four bedroom detached family home offering generous and versatile living space located in the sought after Wyke side of town within easy distance of primary school, secondary school, local shops, town centre, bus routes, countryside walks and mainline train station.

This beautiful well maintained home has accommodation arranged over two floors and in brief comprises:- Entrance hall with doors off to all rooms including garage, herring bone wood flooring, stairs to first floor with cupboard underneath; dining room with an attractive bay window; a modern double aspect kitchen/breakfast room fitted with a range of floor and wall units with worktops in Bianco Massa Quartz, upstands and splashback. Also included is a built in Neff electric oven, gas hob with cooker hood above, built in microwave, space for fridge/freezer, washing machine, water softner and double glazed door to garden; a well proportioned lounge with gas coal effect fire and mantel surround, double glazed doors to garden; a downstairs cloakroom completes the layout on this floor. The landing on the first floor has doors off to all rooms including an airing cupboard and access to the loft with ladder; the main bedroom has three windows to front aspect, two double built in wardrobes, dressing room and door to:- en-suite shower room fitted with a white suite including a double width tiled shower cubicle, vanity wash basin, low level WC, radiator/towel rail and extractor fan; the other three bedrooms are of good size and all benefit from built in double mirror fronted wardrobes; finally there is a fully tiled family bathroom fitted with a modern/contemporary white suite which includes a panelled bath with shower over and screen, vanity wash basin, low level WC, radiator/towel rail and double glazed window.

The property benefits from gas central heating, double glazing, off road parking, single garage, front and rear gardens.

In summary, this four-bedroom detached house on Sorrel Way is a fantastic opportunity for families seeking a well-located, spacious, and beautifully maintained home. Don't miss the chance to make this wonderful property your own.

OUTSIDE

To the front of the property is a resin driveway providing off road parking which leads to:-

Single integral garage (5.08m x2.58m) with electric door, light and power and a useful cupboard.

Front garden is predominantly laid to lawn with side gates to:-

An easy maintenance enclosed fenced rear garden with a paved patio, steps leading up to an enclosed walled area of lawn edged with flower and shrub borders, trees, timber shed, outside tap, outside lights and water butt.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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: B

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

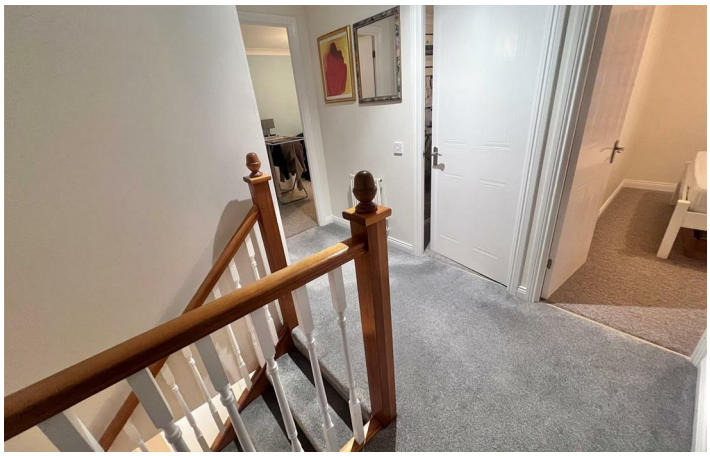


Directions

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. After a short distance turn right onto Cemetery Road. Continue on this road which soon becomes Rolls Bridge Way. Turn left onto Sorrel Way. Turn left again to stay on Sorrel Way and then turn right where the property can be found on the right hand side.

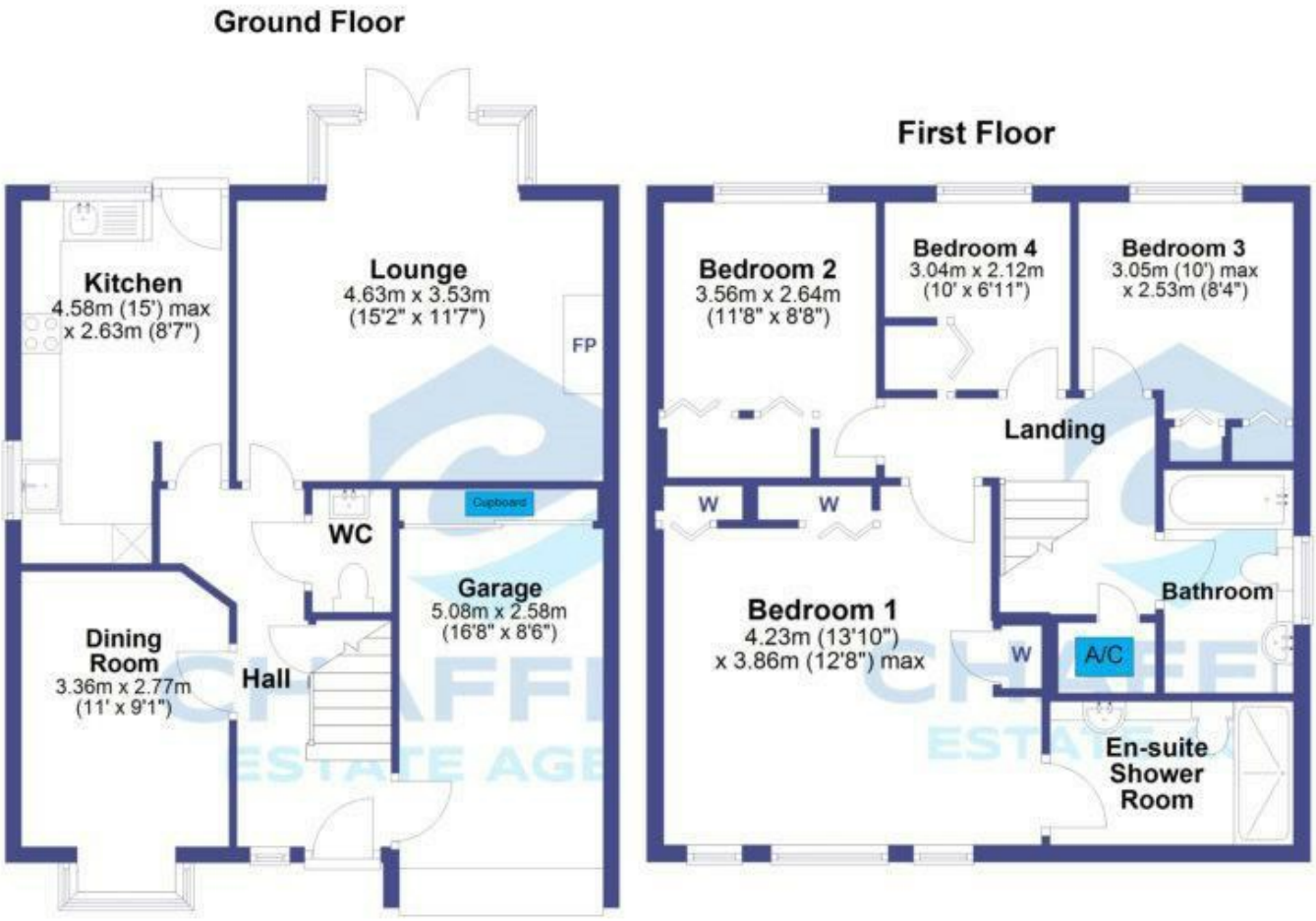




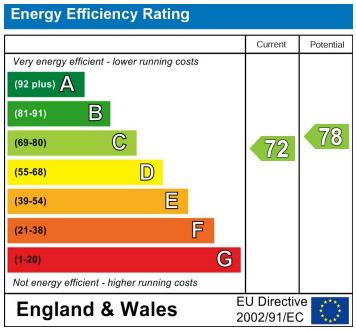





Floor Plan



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



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