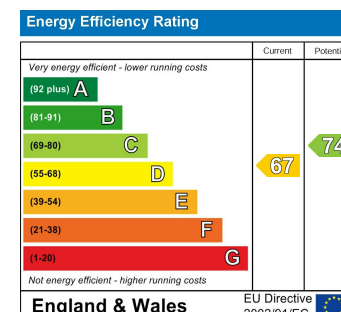




Total area: approx. 123.2 sq. metres (1325.8 sq. feet)



Sorrel Way
Gillingham

Asking Price
£350,000

An appealing detached family home offering four good sized bedrooms, situated in the sought after Wyke area of Gillingham. The property enjoys an excellent position, combining easy access to the town centre and mainline railway station with some lovely countryside walks close by.

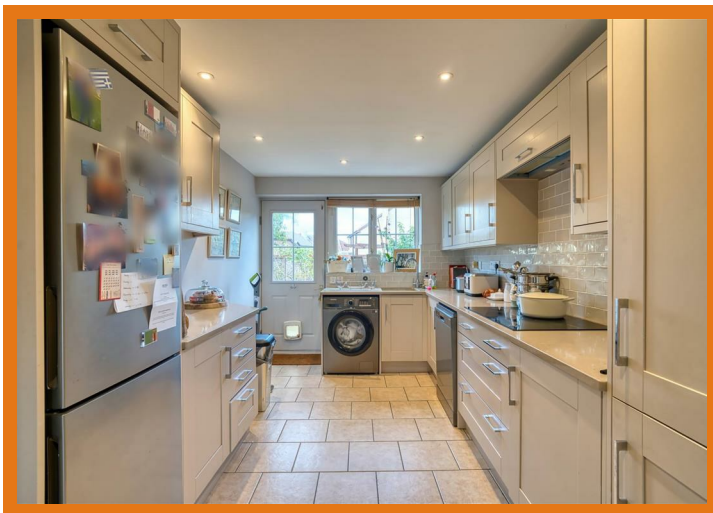
The house has been a much loved home for the current vendor for the last thirteen years and during that time has been very well maintained and improved. A stylish Shaker style kitchen has been fitted with Caesarstone quartz work surfaces and a range of built in appliances, while new tiling has been laid through the entrance hall, dining room and kitchen. More recently, a new boiler and hot water cylinder have also been installed.

The accommodation is well balanced and practical, with a generous sitting room opening onto the rear garden, a separate dining room, kitchen and cloakroom on the ground floor. Upstairs there are four bedrooms, all with fitted storage, including a main bedroom with en-suite bathroom, together with the family bathroom. Outside, there is off road parking, a good sized single garage and an attractive landscaped rear garden with a sunny aspect.

The property would make an excellent family home but would also suit buyers looking for a comfortable long term home in a well regarded residential area. With its combination of space, location, parking, garage and established garden, it is likely to appeal to a wide range of purchasers.

Restways
High Street
Gillingham
Dorset
SP8 4AA

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



The Property

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor, useful storage beneath and doors leading to the principal ground floor rooms. The sitting room is a comfortable and well proportioned reception room with a bay window, feature fireplace and double doors opening directly onto the rear garden. There is a separate dining room to the front of the property which opens through to the kitchen. The kitchen has been updated with an attractive range of Shaker style units complemented by Caesarstone quartz work surfaces. There is a generous amount of storage together with an electric hob, extractor, built in double oven/combination microwave and space for further appliances. A part glazed door opens onto the rear garden. A downstairs cloakroom completes the ground floor accommodation.

First Floor

Stairs rise to the first floor landing, which provides access to the loft and an

airing cupboard. There are four bedrooms, all benefiting from fitted or built in storage. The main bedroom is particularly generous and has the added advantage of an en-suite bathroom. The remaining bedrooms are served by the family bathroom.

Outside

Gardens

The front garden is laid mainly to lawn with established shrubs and trees. To the rear is an attractive landscaped garden with a sunny aspect. Immediately adjoining the house is a paved seating area, ideal for outdoor dining, with the remainder predominantly laid to lawn and bordered by established flower and shrub beds and a variety of trees. A further paved seating area can be found towards the bottom of the garden.

Garage and Parking

The property is approached over a tarmac driveway providing off road parking and leading to the single garage. The garage has an up and over door, light and power and also houses the gas fired central heating boiler.

Important Information

Energy Efficiency Rating D
Council Tax Band E
uPVC Double Glazed Windows
Gas Fired Central Heating
Vendor needs to find a property

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode - SP8 4TP

What3Words - forklift.encounter.headers

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.