



CHAFFERS
ESTATE AGENTS



25 Sorrel Way,
, Gillingham, SP8 4TP

A delightful four bedroom detached family home located in a quiet enviable position on the Wyke side of town within easy distance to primary school, secondary school, local shops, bus routes, country/riverside walks, cafe and a popular public house/restaurant. The town centre and mainline train station (Exeter-London/Waterloo) are approx. five/ten mins drive. EPC Band:- TBC

Guide Price £345,000 Freehold

Council Tax Band: E

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DESCRIPTION

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This wonderful home offers well presented and spacious rooms which are arranged over two floors and in brief comprises:- Entrance hall with stairs to first floor and door to:- a good sized lounge with a lovely double glazed bay window to the front aspect, feature fire place housing a gas coal effect fire with mantel surround. laminate flooring and arch to:- dining room with laminate flooring and double glazed doors to:- conservatory with vinyl flooring and double glazed door to garden. A good sized kitchen/breakfast room fitted with a range of floor and wall units including a breakfast table, built in electric oven, ceramic hob with cooker hood above, plumbing for washing machine, space for fridge/freezer and tumble drier, pantry/understairs cupboard, water softener and half glazed door to garden; inner lobby with door to garage. To complete the layout on this floor is a downstairs cloakroom.

The landing on the first floor has doors to all rooms including a linen/store cupboard and hatch to loft which is part boarded including a ladder. The main bedroom benefits from mirror fronted double wardrobes, two glazed windows and door to:- En-suite shower room comprising vanity wash basin, low level WC, tiled shower cubicle and extractor fan. There are three further good sized bedrooms all fitted with built in mirror fronted double wardrobes. Finally there is the family bathroom which is fitted with a white suite comprising:- panelled bath with shower over including screen, vanity wash basin, low level WC and extractor fan.

The property benefits from gas central heating, double glazing, integral garage, front and rear gardens.

OUTSIDE

Integral single garage with up and over door, light and power and Vaillant combination gas boiler.

Enclosed hedged front garden with lawn, ornamental tree and gate to:-

Enclosed fenced rear garden with gates either side of the property. The garden is predominantly laid to lawn with a paved patio, well established flower and shrub borders, outside tap, water butt, garden shed with lean to store.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, 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

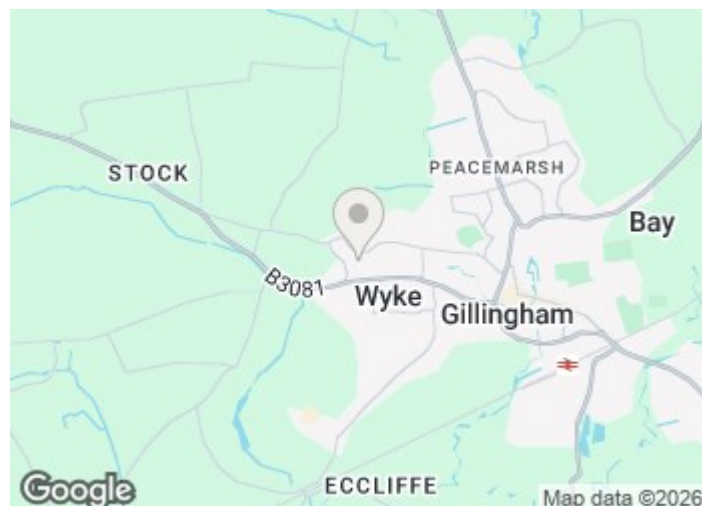
Services: Mains Water (Meter), Gas, Electricity & Drainage.

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.

Agent's notes:- The combination boiler can be found in the garage.

Energy Performance Certificate: Rated: TBC

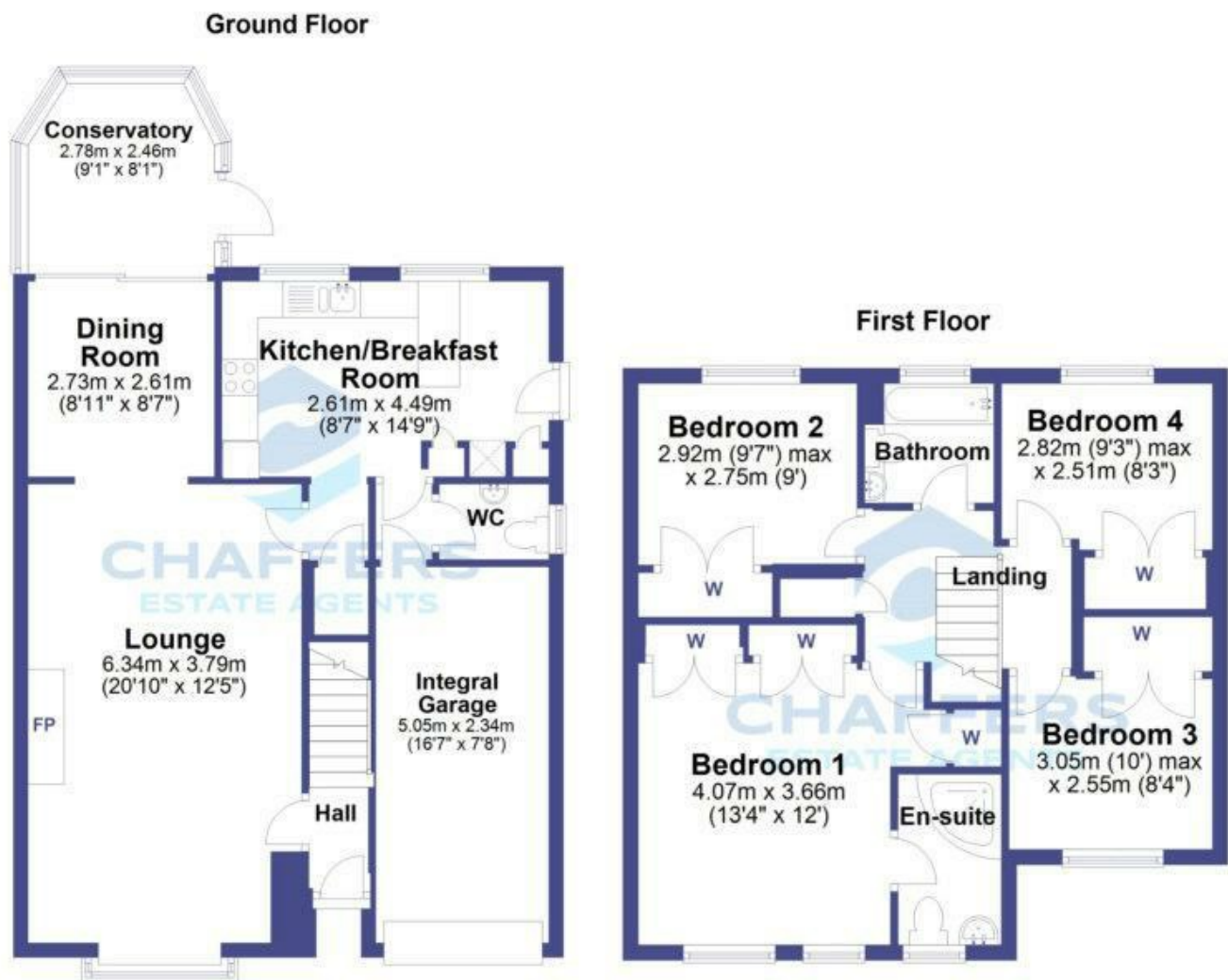


Directions

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 and after a short distance turn right onto Cemetery Road. Continue on this road which soon becomes Rolls Bridge Way. Continue towards the top of this road and turn left onto Sorrel Way. Turn left again to stay on Sorrel Way and then turn right where you will find the property. Postcode:- SP8 4TP



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.

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