

7 Sorrel Close, Stamford, PE9 2WW

Immaculately Presented Three-Bedroom Extended Detached Home with Three Reception Rooms & En-Suite

This beautifully maintained three-bedroom detached home offers spacious and versatile living, having been thoughtfully extended to create an excellent balance of reception and bedroom accommodation.

The ground floor boasts three reception rooms, providing flexible space for family living, a home office, or formal entertaining, along with a modern breakfast kitchen. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own dressing area and en-suite shower room. A stylish family bathroom completes the accommodation.

The property is presented in immaculate condition throughout, featuring a modern gas-fired combi boiler (regularly serviced), triple glazed windows, and quality finishes, ensuring comfort and efficiency.

Outside, the home enjoys a very well-presented rear garden with both patio and lawn areas – ideal for relaxing or entertaining. To the front, there is off-street parking.

This is a superb opportunity to acquire a turn-key family home offering space, style, and practicality.

Viewing is highly recommended.

Asking Price £399,995 Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 79 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Stylish extended family home

- Three reception rooms

- Study/bedroom four

- South west facing patio & lawn garden

- Council Tax Band - D

- Renovated & presented to a high standard

- Three bedrooms, with Main bedroom having an en-suite

- Modern, regularly serviced combi boiler, trippled glazed windows

- Garage & driveway

- EPC - C



ACCOMMODATION:

Entrance Hall

W/C

1.83m x 0.84m (6' x 2'9)

Sitting Room

4.83m x 3.53m (15'10 x 11'7)

Dining Room

5.18m x 2.97m (17' x 9'9)

Breakfast Kitchen

4.37m x 2.90m (14'4 x 9'6)

Study/Bedroom Four

2.84m x 2.82m (9'4 x 9'3)

Store Room

2.87m x 1.40m (9'5 x 4'7)

Landing

Main Bedroom

3.89m x 3.18m (12'9 x 10'5)

Dressing Area

1.91m x 1.32m into fitted wardrobes (6'3 x 4'4 into fitted wardrobes)

En-suite

1.91m max x 1.50m max (6'3 max x 4'11 max)

Bedroom Two

2.97m x 2.92m (9'9 x 9'7)

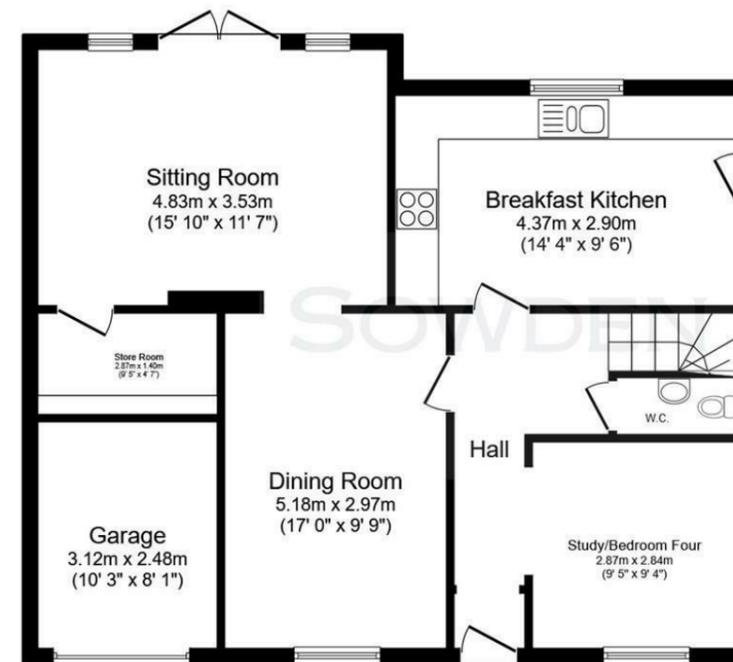
Bedroom Three

2.97m x 2.59m (9'9 x 8'6)

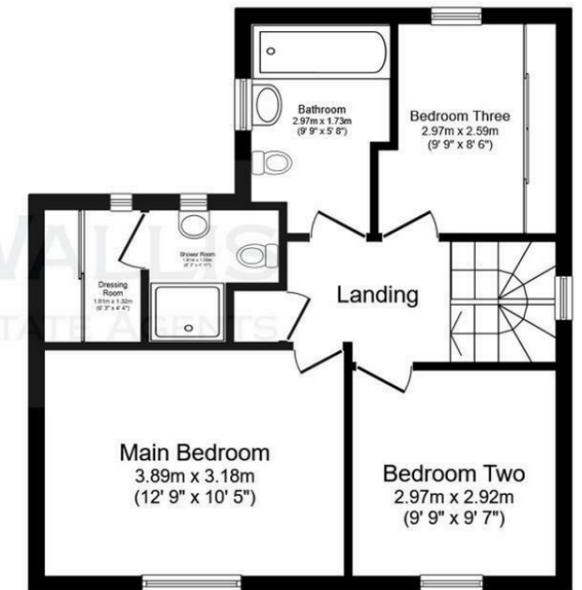
Family Bathroom

2.97m x 1.73m (9'9 x 5'8)

FLOOR PLAN:



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io