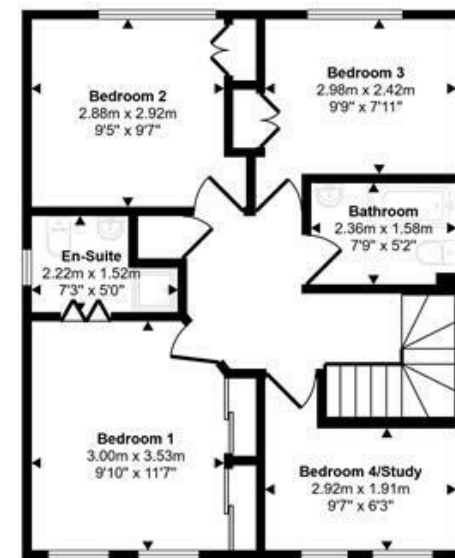




Ground Floor
Approx 74 sq m / 799 sq ft



First Floor
Approx 54 sq m / 584 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Sorrel Way
Gillingham

Guide Price
£340,000

A well presented four bedroom detached house situated in the popular Wyke area of Gillingham, within easy reach of the town centre, mainline train station and some wonderful countryside and riverside walks.

Built in the 1990s and well maintained throughout, the property offers generous accommodation across two floors. On the ground floor there is an entrance hall, a sitting room with a feature fireplace, a conservatory opening to the rear garden, a separate dining room, a kitchen/breakfast room and a storage room, together with a downstairs WC. On the first floor there are three double bedrooms, all with fitted wardrobes, the principal benefitting from an en-suite shower room, a further single bedroom and a family bathroom.

Outside, the rear garden has been attractively landscaped with a paved seating area and lawn. To the front there is a driveway providing parking for two to three cars and a garage, which is currently divided for storage but could easily be returned to full use.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized inviting entrance hall with stairs rising to the first floor and doors leading off to most of the ground floor accommodation. The floor is laid in a practical wood effect laminate. The sitting room is well proportioned with ample room for settees and armchairs and the feature fireplace provides a focal point. Double doors open out to the conservatory, which has full height windows that overlook the rear garden plus double doors opening out to the garden. A formal dining room will be found at the front of the house with an outlook over the drive and the side garden.

The kitchen has a window with an outlook over the garden and door to the rear garden. It is fitted with a range of floor cupboards, separate drawer unit plus eye level cupboards and cabinets. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a swan neck mixer tap. There is a built in double electric oven with a ceramic hob and extractor hood above plus space for a fridge/freezer and plumbing for a dishwasher and washing machine. There is a practical and attractive wood effect cushion flooring.

Also, on the ground floor is a useful cloakroom and a store room that could be tailored to suit your needs, for example a work from home space, hobbies room or play room. It could also be re-converted back to a garage, if preferred.

First Floor

Stairs rise and curve up to a part galleried landing with a window to the side half way up the staircase. There is access to the loft space, airing cupboard housing the hot water cylinder and doors leading off to the bathroom and bedrooms. You will find a generously sized single bedroom that is currently used as a study plus three double sized bedrooms, all with fitted wardrobes and the main bedroom benefitting from an en-suite shower room. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin, WC and a bath with a mixer tap and mains shower over.

Outside

Garage and Parking

The property is approached from the cul de sac onto a tarmac drive with space to park two to three cars. The garage has an up and over door and is currently divided into two with small garden store to the front and

a further storage area that is accessed internally. The garage could easily be converted back if require.

Gardens

At the side of the house, there is an open plan garden, which has been planted with a variety of shrubs and box hedging. A gravel path to the side of the drive leads to a timber gate that opens to the rear garden. This has been attractively landscaped with a good sized paved seating area where there is an outside tap plus a lawn as well as a deep bed that is planted with trees and shrubs.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere. In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private education, offering excellent academic standards and a strong co-curricular focus. With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.

Postcode - SP8 4TP

What3words - ///ocean.merely.scarred



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.