



**patrick
gardner**
RESIDENTIAL

38a Nower Road, Dorking, Surrey, RH4 3DJ

Price Guide £625,000



- MODERN FAMILY HOME
- SUPERB LOCATION
- DRIVEWAY PARKING
- OPEN PLAN RECEPTION ROOM
- MODERN KITCHEN
- BUILT IN 2020
- LANDSCAPED GARDENS
- REMAINDER OF BUILDZONE WARRANTY
- THREE GENEROUS BEDROOMS
- FAMILY BATHROOM

Description

Nestled on Nower Road in the charming town of Dorking, this semi-detached house is a particularly attractive family home that has been recently constructed to high standards in 2020. With three well-proportioned bedrooms, this property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking a spacious residence.

The home boasts bright and airy accommodation spread over two floors, ensuring a welcoming atmosphere throughout. The highlight of the property is undoubtedly the superb open plan reception room, which features bifolding doors that seamlessly connect the indoor space to the beautifully landscaped gardens. This design not only enhances the natural light but also creates an inviting area for entertaining or simply enjoying the tranquil outdoor setting.

The kitchen is equally impressive, equipped with integrated appliances that cater to all your culinary needs. The thoughtful layout and contemporary finishes throughout the home reflect a commitment to quality and style.

Additionally, the property benefits from allocated parking for two cars, providing convenience in this desirable location. With its proximity to Dorking town centre, residents can enjoy easy access to a variety of shops, restaurants, and local amenities, all while residing in a peaceful neighbourhood.

This exceptional family home, complete with the remainder of a new homes warranty, presents a wonderful opportunity for those looking to settle in a vibrant community.



Situation

Only a short distance from Dorking Town Centre with its excellent range of shops and restaurants including Waitrose, Marks & Spencer, Waterstones and WH Smiths along with various restaurants, coffee shops and Michelin star restaurant Sorrel, there are also several well-regarded pubs.

The Dorking Halls, at the eastern end of the town, include a cinema, theatre and sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools close by to the property including St Paul's, The Priory, The Ashcombe, Powell Corderoy and St Joseph's all within easy reach.

Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction -journey time approx. 55 minutes. There are two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest vineyard, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure

Freehold

EPC

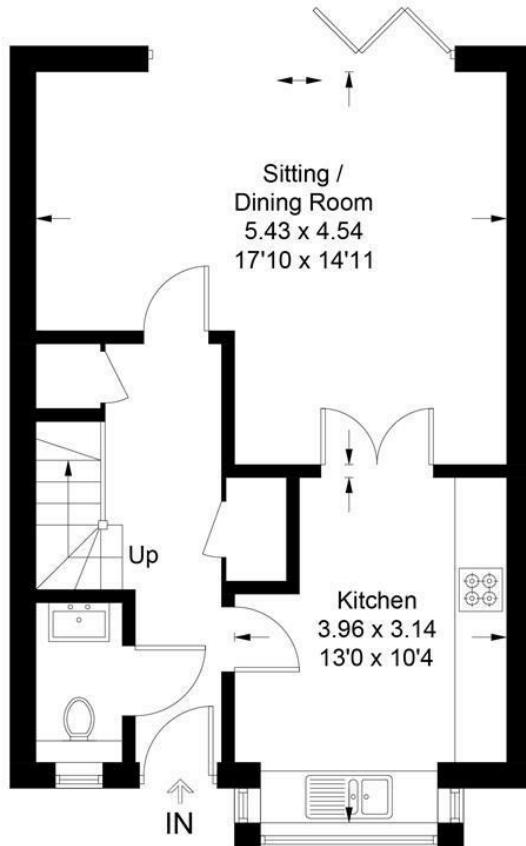
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Council Tax Band

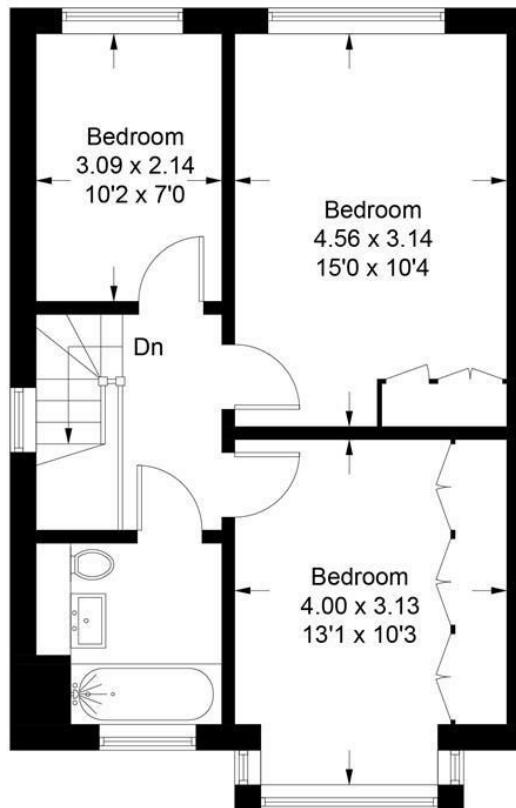
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Approximate Gross Internal Area = 90.7 sq m / 976 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1235955)
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