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Castle Road, Sherborne

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Castle Road
Sherborne
DT9 3RP

Thoughtfully extended and updated by the current vendors, this well-presented bungalow is situated in a highly sought after residential neighbourhood on the outskirts of the historic Abbey Town of Sherborne. The property offers three well proportioned bedrooms and a garage.



- Three bedroom detached bungalow
- Extended and updated by the current vendors
 - Open plan living spaces
 - Southerly facing garden
 - Off road parking and garage
- Close proximity to Sherborne's amenities

Offers In Excess Of £400,000
Freehold

Sherborne Sales
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THE DWELLING

Thoughtfully extended by the current owners, this three-bedroom detached bungalow is positioned in a prime location. The property has been updated to provide open-plan living, offering flexible accommodation.

ACCOMMODATION

Centred around a hallway providing ample storage and a cloakroom, this thoughtfully updated home offers a seamless connection throughout its main living space. The kitchen-diner flows into the spacious living room, creating an open-plan layout. Modernized by the current owners in recent years, the kitchen is equipped with ample cabinetry and integrated appliances, meeting all culinary needs with style and function. Enhanced by a rear extension, the generous living room features sliding doors opening onto the southerly facing garden.

The master bedroom features ample built-in wardrobes, while the second bedroom enjoys a rear aspect. The third bedroom is currently utilized as a study.

GARDEN

The garden is predominantly laid to lawn, bordered with mature shrub and flower beds. Enjoying a southerly aspect a patio area sits adjacent to the property additionally providing rear access to the garage. On the opposite side, there is convenient side access. The garage features an up-and-over door and houses the gas-fired boiler.

SITUATION

Located on the outskirts of historic Sherborne, Castle Road is a desirable residential area. The town offers a variety of shops and amenities, including a Waitrose. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). The town has a regular train service to Waterloo (2.5 hours), with a faster service from Castle Cary (12 miles) to Paddington (90 mins). Bournemouth, Bristol, and Exeter airports are easily accessible.

DIRECTION

What3words - ///headsets.cross.feathers

MATERIAL INFORMATION

Mains electric, gas, water and drainage

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is limited inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council - Council Tax Band: D

The loft is partially boarded and equipped with a light and ladder.

AGENTS NOTE

The solar panels were installed in 2021 and are owned outright to the property.



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Approximate Area = 895 sq ft / 83.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1032 sq ft / 95.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A	90	94
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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209424



Sherb/AW/1124



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