

14 Northfield Yetminster DT9 6EZ

Built in 2020, this semi-detached home offers stylish open-plan living, three well-appointed bedrooms, and a master en-suite. Positioned within a small development, it features a private driveway and a south-facing garden, perfect for enjoying natural light and outdoor living.



- Three bedroom semi detached property
 - Well presented throughout
 - Master bedroom with ensuite
 - South facing garden
 - Off road parking
 - Close proximity to amenities

Guide Price £300,000 Freehold

Sherborne Sales 01935 814488 sherborne@symondsandsampson.co.uk







THE DWELLING

Constructed in 2020 with brick elevations beneath a tiled roof, this semidetached property offers stylish open-plan living and three well-appointed bedrooms, including a master with an en-suite. Positioned in a prime location within a small development, the home boasts a direct south-facing garden and a private driveway.

ACCOMMODATION

The entrance hall provides access to the cloakroom and leads to a spacious open-plan living, dining, and kitchen area at the rear. This bright and airy space is enhanced by bi-fold doors opening onto the south-facing garden. The wellappointed kitchen is designed to meet all culinary needs, featuring Bosch integrated appliances and ample storage. The open layout seamlessly extends the living and dining areas, creating a versatile and inviting space.

The first floor features three well-proportioned bedrooms, including a master bedroom with a built-in wardrobe and an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

GARDEN

The rear garden enjoys a desirable south-facing position and is enclosed by fencing. It is predominantly laid to lawn, with a patio area situated adjacent to the property, ideal for outdoor entertaining. A side gate provides convenient access to the driveway.

SITUATION

The property is conveniently located with close proximity of local village amenities, including a pub, village hall, shop/post office, veterinary practice, GP surgery with pharmacy, café and a primary school. The village has a train station offering services to Bath, Bristol, Dorchester and Weymouth. Only some six miles away is the historic Abbey town of Sherborne, providing a variety of cultural sights and activities as well as restaurants, bars, independent shops, excellent sporting facilities and well-regarded schools such as Sherborne Boys and Girls, The Gryphon School and Leweston. Additionally, Sherborne Station offers direct train services to London Waterloo, Yetminster also offers a train halt.

MATERIAL INFORMATION

Mains electric, water and drainage. LPG central heating.

Broadband - Ultrafast broadband is available. Mobile phone network coverage is likely inside on most major networks, limited connection available inside. (Information from Ofcom https://www.ofcom.org.uk) Dorset Council Council Tax Band: D

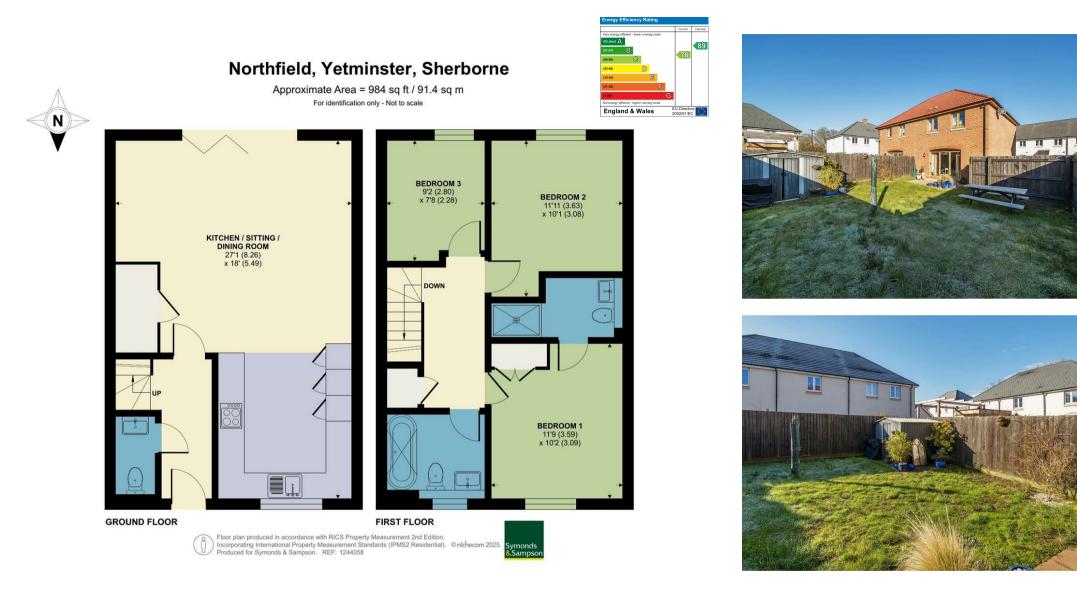
Annual service charge for the care of the development including $\pounds 211.44$

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sherborne@symondsandsampson.co.uk Symonds & Sampson LLP 4 Abbey Corner, Half Moon Street, Sherborne, Dorset DT9 3LN Symonds &Sampson Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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