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Northfield, Yetminster

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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

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THE DWELLING

Constructed in 2020 with brick elevations beneath a tiled roof, this semi-detached 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 well-appointed 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 £211.44

DIRECTIONS

What3words - ///host.sprinter.heartburn





Northfield, Yetminster, Sherborne

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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 2025. Produced for Symonds & Sampson. REF: 1244058



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