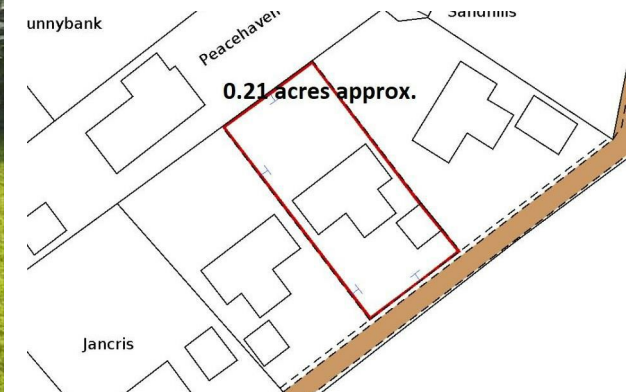


Rolfe East



2 Bibberne Row, Stalbridge, Dorset, DT10 2QA

Offers In Excess Of £595,000

- STYLISH DETACHED BUNGALOW (1953 SQUARE FEET) ON CHOICE PRIVATE ROAD.
- LOCATED ON CHOICE 'TUCKED AWAY' NO-THROUGH PRIVATE ROAD ADDRESS.
- MASTER BEDROOM WITH EN-SUITE BATHROOM AND WALK-IN WARDROBE.
- LEVEL PLOT AND GARDENS EXTENDING TO QUARTER OF AN ACRE (0.21 ACRES APPROX).
- SHORT WALK TO TOWN CENTRE AMENITIES AND DIKES SUPERMARKET AND DELI.
- FOUR BEDROOMS / TWO RECEPTION ROOMS AND KITCHEN / BREAKFAST ROOM.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 5 CARS OR MORE.
- UNDER FLOOR HEATING AND uPVC DOUBLE GLAZING.
- THIS BUNGALOW IS SUPERB AND MUST BE VIEWED TO BE FULLY APPRECIATED.

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A SPACIOUS AND LIGHT BUNGALOW TUCKED AWAY IN THE HEART OF STALBRIDGE! 2 Bibberne Row is a stunning, substantial, modern, detached bungalow (1953 square feet) built in 2002 situated on a private no-through road with lovely, landscaped, level gardens extending to just under a quarter of an acre (0.21 acres approximately). The lovely rear garden boasts a good degree of privacy and enjoys a westerly aspect. A generous, enclosed driveway approach and turning area provides off road parking for five cars or more leading to a detached double garage / workshop. The property is presented to a high-spec, tasteful standard throughout with contemporary kitchen, under floor gas fired heating and uPVC double glazing. The well laid out, flexible accommodation enjoys good levels of natural light from dual aspects in many of the room. It comprises entrance reception hall, sitting room, dining room, kitchen / breakfast room, cloakroom, Jack-and-Jill shower room / WC, master bedroom with walk-in wardrobe and en-suite bathroom and three further generous bedrooms. There are superb countryside walks from the front door as well as being a very short walk to the town centre amenities in Stalbridge. Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies. The house is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. **THIS AMAZING BUNGALOW MUST BE VIEWED!**



Council Tax Band: F



Brick paved pathway leads to storm porch with outside lighting, double glazed and panelled front door leads to entrance reception hall.

Entrance reception hall – 14'5 Maximum x 19' Maximum

A generous entrance reception area providing a greeting area and a heart to the home, Karndean flooring, moulded skirting boards and architraves, telephone point, ceiling hatch and timber loft ladder to substantial loft storage space with electric light connected, panelled door to hall cloak cupboard, further panelled door to storage cupboard with slatted shelving with controls for under floor heating, further panelled door to hall cupboard space, panelled doors lead off the entrance reception hall to the main rooms.

Sitting Room – 22'4 Maximum x 23'5 Maximum

A generous L-shaped main reception room enjoying a light dual aspect with uPVC double glazed window to the front enjoying a sunny southerly aspect, uPVC double glazed sliding patio doors opening on to the rear garden, period style ceiling coving, moulded skirting boards and architraves, fitted plantation shutters, period style stone fire surround and hearth with gas fire, TV point, feature archway leads to the dining room.

Dining Room – 13'5 Maximum x 9'5 Maximum

Able to accommodate large dining room table, uPVC double glazed window to the rear overlooks the rear garden, timber effect Karndean flooring, moulded skirting boards and architraves, period style ceiling coving.

Kitchen Breakfast Room – 14'3 Maximum x 13'5 Maximum

An extensive range of contemporary kitchen units comprising timber effect laminated work surface and surrounds, inset composite one and half sink bowl and drainer unit, mixer tap over, inset AEG induction hob, a range of pan drawers and cupboards under, integrated Bosch dishwasher, carousel unit, built in stainless steel eye level NEFF electric oven and grill, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, glass splash back, AEG stainless steel cooker hood extractor fan, ambient plinth lighting, inset ceiling light, uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the

rear, breakfast bar, fitted larder cupboards, utility cupboard providing space and plumbing for washing machine and tumble dryer, further cupboard houses central heating boiler, water softener and water tank.

Panelled doors lead off the entrance reception hall to the bedrooms.

Master Bedroom – 13'7 Maximum x 11'7 Maximum

A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, moulded skirting boards and architraves, panelled door leads to walk in wardrobe. Walk in wardrobe, 5'9 Maximum x 6'2 Maximum, electric light connected.

En-suite Bathroom – 11'9 Maximum x 5'5 Maximum

A modern suite comprising low level WC, Bidet, wash basin in work surface with cupboards under, panelled bath with glazed shower screen over, wall mounted mains shower tap arrangement, light dual aspect with uPVC double glazed windows to the side and front, extractor fan, tiled walls, chrome heated towel rail, illuminated wall mirror with shaver point.

Bedroom Two – 12'9 Maximum x 10'4 Maximum

A second generous double bedroom, uPVC double glazed window to the front, folding doors lead to fitted wardrobe cupboard space, tv point, panelled door gives access to Jack-and-Jill shower room.

Bedroom Three – 12'8 Maximum x 10'2 Maximum

A third double bedroom, uPVC double glazed window to the front, panelled door to fitted wardrobe cupboard space, timber effect laminate flooring.

Bedroom Four/ Office – 9'1 Maximum x 7'11 Maximum

uPVC double glazed window to the front.

Jack-and-Jill Family Shower Room – 6'7 Maximum x 8'1 Maximum

A modern white suite comprising fitted low level WC, ceramic wash basin in work surface, cupboards under tiling to splash prone areas, glazed shower cubicle with wall mounted mains shower over, extractor fan, inset ceiling lighting, uPVC double glazed window to the side, chrome heated towel rail, illuminated wall mirror with shaver point, door leads to bedroom two.

Door from entrance reception hall leads to cloak room.

Cloakroom - 6'2 x 4'2 - Fitted low level WC, wash basin in work surface with cupboards under, tiling to surrounds, extractor fan, timber effect flooring.

Outside

This substantial bungalow stands in a significant level plot of approximately just under a quarter of an acre (0.21 acres). At the front of the property, timber five bar gate gives vehicular access to a private driveway and turning area providing off road parking for five cars or more, leading to detached double garage. Double garage measures 19'1 Maximum in width x 17'11 in depth, two automatic up and over garage doors, light and power connected, personal window and door to the side, rafter storage above.

Front Garden and Driveway

Front garden and driveway give a depth of 51' from the private road. There is a portion of lawned front garden enclosed by timber fencing, a variety of well stocked flower beds and borders including some mature trees and shrubs, outside lighting, rain water harvesting butts, side gate gives access to side garden area laid to the stone chippings and paving, offering storage for recycling containers and wheelie bins, rain water harvesting butts, personal door to the garage, side area leads to the main rear garden.

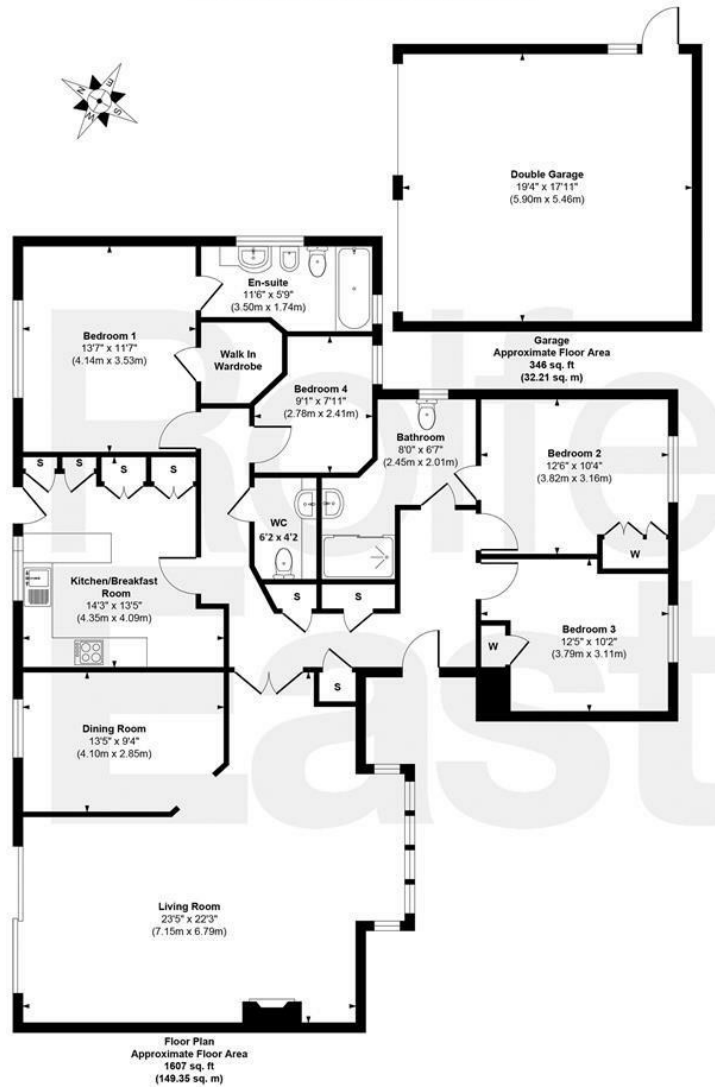
Rear Garden – 84' in width x 57' in depth

This well-proportioned rear garden enjoys good degree of privacy and is laid mainly to shaped lawn, enclosed by timber panelled fencing. There is a paved patio area, outside light, outside tap, a variety of well stocked flower beds and borders enjoying some mature plants and shrubs, timber pergola area, timber summer house, further side area houses timber garden shed.





Bibberne Row, Stalbridge, DT10



Approx. Gross Internal Floor Area 1953 sq. ft / 181.56 sq. m

© 2023 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.
Produced by Elements Property



Viewings

Viewings by arrangement only.
Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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	