

Rolfe East



Stafford Road, Sherborne, DT9

Offers In Excess Of £265,000

- BEAUTIFULLY PRESENTED MODERN END OF TERRACE HOUSE.
- POPULAR MODERN RESIDENTIAL ADDRESS ON WESTERN FRINGE OF SHERBORNE.
- EXCELLENT EPC RATING - BAND B!
- MUST BE VIEWED!
- PRIVATE LEVEL WEST-FACING REAR GARDEN.
- REMAINDER OF NHBC.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- PARKING FOR TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING SYSTEM AND DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935814929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

'5 Stafford Road' is a beautifully presented, modern, end of terrace house with three generous bedrooms, situated in a popular residential address on the western fringe of Sherborne. The house boasts a west facing, level rear garden enjoying a good level of privacy. The property has parking for two cars immediately behind the garden. The property has been kept beautifully by the current owner. It is heated via a mains gas-fired radiator central heating system and also benefits from double glazing. There are exceptional levels of natural light from a nice east-to-west aspect. The property benefits from the remainder of an NHBC. The accommodation is very sociable and comprises entrance reception hall, open plan sitting room / dining room, kitchen / breakfast room and ground floor WC / cloakroom. On the first floor there is a landing area, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. This lovely home enjoys countryside walks from nearby the front door – ideal as you do not have to put the dogs and the children in the car! The house is a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also has good access to the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The property is ideal for aspiring first time or family buyers, wealthy buyers from the south east looking to escape to the countryside, the second home / pied-a-terre or buy-to-let markets and much more including buyers linked with our four offices in West London. **THIS LOVELY HOME MUST BE VIEWED!**

Paved pathway to front door. Double glazed front door to **ENTRANCE RECEPTION HALL**. A useful reception greeting area providing a heart to the home. Staircase rises to the first floor, moulded skirting boards and architraves, oak flooring, radiator. Panel doors lead off to the main ground floor rooms.



LOUNGE / DINING ROOM: 14'5 maximum x 11'11 maximum. A beautifully presented main reception room with double glazed window to the front, boasting an easterly aspect and the morning sun. Oak flooring, radiator, TV point, telephone point. Panel door leads to understairs storage cupboard space. Further panel door leads to kitchen/dining room.

KITCHEN / DINING ROOM: 15'3 maximum x 9'9 maximum. A beautiful open plan room with double glazed window and double glazed double French doors opening on to the rear garden, boasting a westerly aspect and the afternoon sun. A range of contemporary fitted kitchen units comprising oak effect laminated worksurface and surrounds. Inset stainless steel sink bowl and drainer unit, mixer tap over, inset stainless steel gas hob, a range of drawers and cupboards under, stainless steel oven and grill. Space and plumbing for washing machine and dishwasher, space for upright fridge freezer. A range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan and splashback. Wall mounted cupboard houses gas fired combination boiler, ceramic floor tiling, radiator.

Panel door from the entrance hall leads to cloakroom / WC.

CLOAKROOM / WC: Low level WC, pedestal wash basin, tiled splashback, radiator, double glazed window to the front, tiled floor.

Staircases rises from the entrance reception hall to the first-floor landing. Ceiling hatch to loft void. Panel door leads to airing cupboard and hanging space. Panel doors lead off the landing to the first-floor rooms.

MASTER BEDROOM: 11'9 maximum x 9'6 maximum. Double glazed window to the front, radiator. Panel door to fitted wardrobe cupboard space. Further panel door to EN-SUITE SHOWER ROOM: 5'2 maximum x 5'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over. Double glazed window to the front, heated towel rail, shaver point, extractor fan, tiled floor.

BEDROOM TWO: 7'7 maximum x 9'1 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

BEDROOM THREE: 7'9 maximum x 6' maximum. Double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

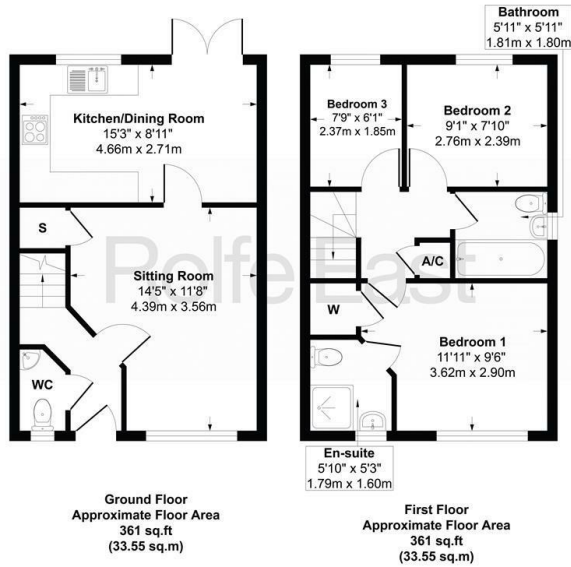
FAMILY BATHROOM: 5'11 maximum x 5'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath with tiled surrounds with mains shower tap arrangement over. Double glazed window to the side, radiator, tiled floor extractor fan.

OUTSIDE:

At the front of the property a pathway leads to the front door. A small garden is laid to flowerbeds that are well stocked with mature plants and shrubs. The main garden is situated at the rear of the property and boasts a sunny westerly aspect. REAR GARDEN measures 23'4 in depth x 25'8 in width. It is laid mainly to lawn and boasts a stone paved patio area. It is enclosed by timber panel fencing and has a timber garden storage shed, a variety of well stocked natural stone borders and flowerbeds enjoying a selection of mature plants and shrubs. Outside lighting.

Timber gate at the rear of the property gives access to private parking area where there are two allocated parking spaces directly behind the property.

Stafford Road, Sherborne, Dorset DT9



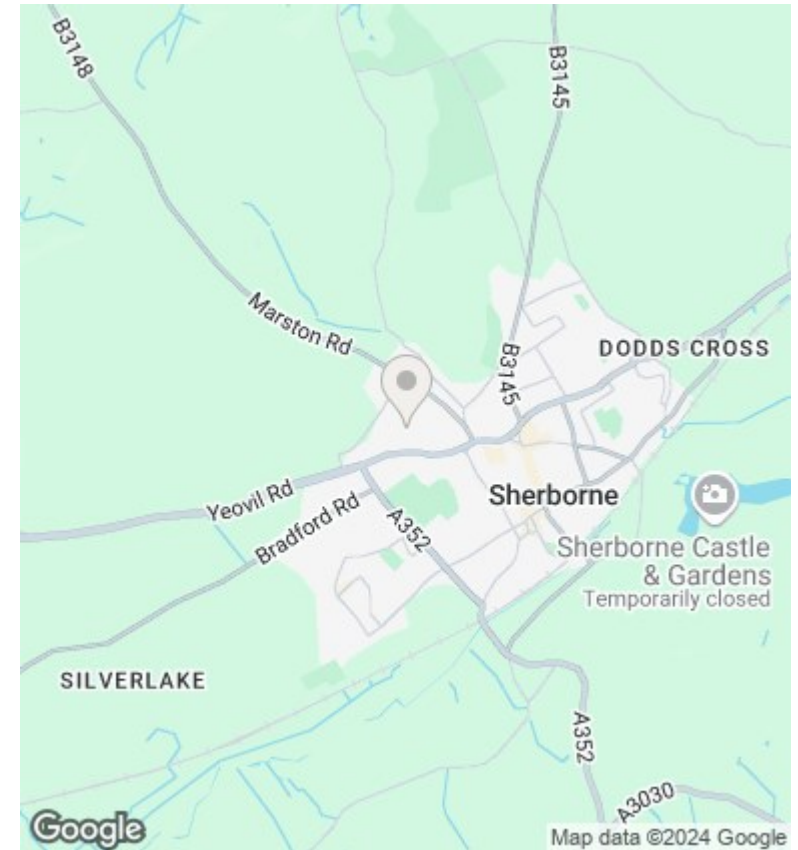
Approximate Gross Internal Floor Area 722 sq. ft / 67.10 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

Viewings

Viewings by arrangement only.
Call 01935814929 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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	