

# Rolfe East



## Prankerds Road, Milborne Port, DT9

Offers In The Region Of £279,000

- BEAUTIFULLY PRESENTED EXTENDED SEMI-DETACHED HOUSE
- LANDSCAPED LEVEL PRIVATE REAR GARDEN BOASTING SUNNY SOUTHERLY ASPECT.
- SHORT WALK TO VILLAGE CENTRE AND EXCELLENT AMENITIES.
- THREE DOUBLE BEDROOMS
- ENVIABLE HEAD OF CUL-DE-SAC LOCATION.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- ATTACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.

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NO FURTHER CHAIN. '35 Prankers Road' is a mature, deceptively spacious, extended semi-detached house situated in a very popular cul-de-sac location and boasting lovely views across the village and parish church to countryside beyond at the rear. The house boasts a generous, level, landscaped rear garden enjoying a good degree of privacy and a sunny southerly aspect. It is a short walk to nearby countryside and the excellent village centre amenities. It is also a short drive to Sherborne town centre and the mainline railway station to London Waterloo. The property has private driveway parking for two cars leading to an attached garage. The main property is beautifully presented with a stylish contemporary kitchen and modern colour schemes. It is heated via mains gas fired radiator central heating and also benefits from uPVC double glazing. The accommodation is flexible and deceptively spacious, boasting an excellent level of natural light from large windows. It comprises entrance reception hall, extended sitting room / dining room, kitchen and ground floor bathroom. On the first floor, there is a landing area and three generous double bedrooms. The first floor has space to add a shower room / WC or en-suite shower room, subject to the necessary planning permission. The property has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. It is only a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. Sherborne has also recently won the award for the best place to live in the South West.



Council Tax Band: C







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Approx. Gross Internal Floor Area 1136 sq. ft / 105.61 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	