

Rolfe East



Ludbourne Road, Sherborne, DT9 3NJ

Guide Price £235,000

- PERIOD DECEPTIVELY SPACIOUS MID TERRACED HOUSE WITH DETACHED SINGLE GARAGE.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SCOPE TO EXTEND (subject to the necessary planning permission).
- MUST BE VIEWED TO BE APPRECIATED!
- EXCELLENT RESIDENTIAL ADDRESS A VERY SHORT WALK TO THE HIGH STREET.
- RECENTLY TASTEFULLY RENOVATED THROUGHOUT.
- VERY SHORT WALK TO THE MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- GENEROUS ENCLOSED REAR GARDEN.
- TWO DOUBLE BEDROOMS PLUS LARGE FIRST FLOOR BATHROOM.
- PRIVATE REAR ACCESS LANE WITH SPACE FOR PARKING.

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CENTRAL SHERBORNE! GARAGE AND GENEROUS LEVEL GARDEN. '24 Ludbourne Road' is a period, deceptively spacious, freehold, mid-terraced house situated in a coveted 'tucked away' no-through road address, a very short, level walk to Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property uniquely benefits from a detached garage at the rear of the garden – as well a generous, private, level rear garden (57' in length). The property is well presented having just been modernised and redecorated and has mains gas fired radiator central heating and uPVC double glazing. The spacious accommodation comprises sitting room, open-plan kitchen/breakfast room with modern replacement Shaker-style units and utility room. On the first floor, there is a landing area, two generous double bedrooms and a large family bathroom. There are superb walks from nearby the front door at Purlieu Meadow and the Sherborne Castles – ideal as you do not need to put the children or the dogs in the car! The house is a very short, level walk to the centre of Sherborne town with its 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. 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. THIS RARE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: B



Pathway to front door leads to sitting room/dining room.

Sitting Room / Dining Room – 15' Maximum x 14'1 Maximum

A well-presented main reception room, uPVC double glazed window to the front enjoying a sunny southerly aspect, fireplace recess and chimney breast feature, alcove, two radiators, TV point, telephone point, staircase rises to the first floor, understairs storage area, panelled door leads from the sitting room / dining room to the kitchen breakfast room.

Kitchen Breakfast Room – 14'9 Maximum x 8'3 Maximum

A range of modern, Shaker-style kitchen units comprising granite effect laminated work surface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, wall mounted stainless steel cooker hood extractor fan, stainless steel splash back, matching wall mounted cupboards, uPVC double glazed window to the rear overlooks the rear garden, timber effect flooring, space for upright fridge freezer, inset ceiling lighting, radiator, panelled door leads from the kitchen breakfast room to the utility room.

Utility Room – 10'4 Maximum x 5'3 Maximum

Two double glazed windows to the side, timber effect laminated work surface, space and plumbing for washing machine, space for freezer, radiator, cupboard houses electric meter and fuse box, panelled door to the rear.

Staircase rises from the sitting room/ dining room to the first floor landing, ceiling hatch to loft storage space, panelled doors lead off the landing to the first floor rooms.

Bedroom One – 12'11 Maximum x 10'5 Maximum

A generous double bedroom, uPVC double glazed window to the front enjoys a sunny south facing aspect, radiator, sliding doors lead to fitted wardrobe cupboards.

Bedroom Two – 11'6 Maximum x 7'6 Maximum

A second generous double bedroom, uPVC double glazed window to the rear, overlooks the rear garden and bowling green, radiator.

First Floor Family Bathroom – 8'10 Maximum x 7' Maximum

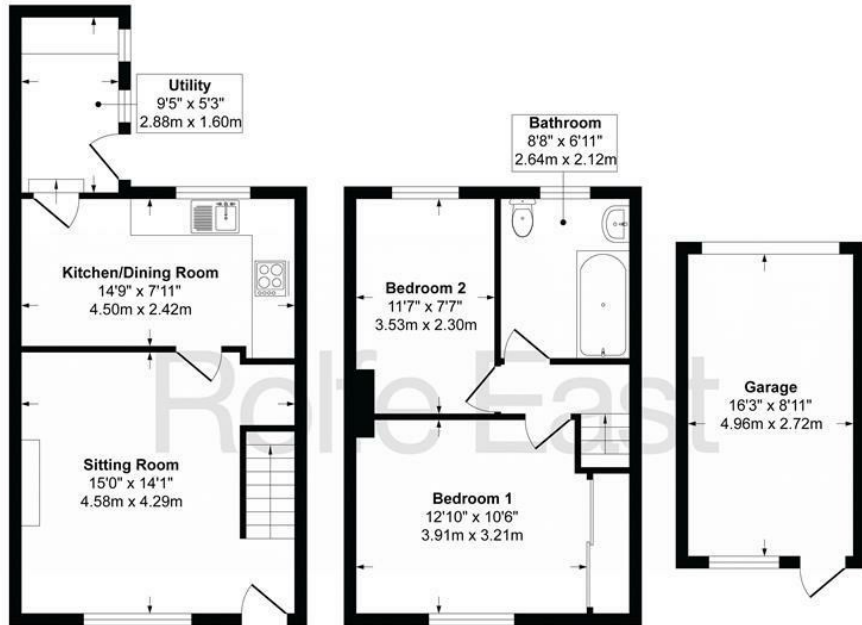
A generous bathroom with modern white suite comprising low level WC, pedestal wash basin, panelled bath with folding glazed shower screen over, wall mounted mains shower tap arrangement, tiling to splash prone areas, uPVC double glazed window to the rear, inset ceiling lighting, extractor fan, radiator, timber effect flooring.

Outside

At the front of the property there is a portion of front garden laid to paving, giving a depth of 12' from the pavement. This south-facing patio / seating area is enclosed by miniature walls, flower beds with mature plants and shrubs, pathway leads to the front door.

At the rear of the property, there is an enclosed private garden measuring 57' in length x 16'4 in width. The rear garden is laid mainly to lawn and benefits from a seating area laid to stone chippings. The rear garden is enclosed by brick walls and timber panelled fencing, outside security lighting, outside tap, drying area, timber garden shed, timber side gate gives access to the rear garden. At the rear of the garden there is a DETACHED GARAGE measuring 16'1 in depth x 8'11 in width, metal up and over automatic garage door, power connected, personal door to the rear, window to the rear, electric car charging point. The garage is accessed via a private road at the rear.

Ludbourne Road, Sherborne, Dorset, DT9



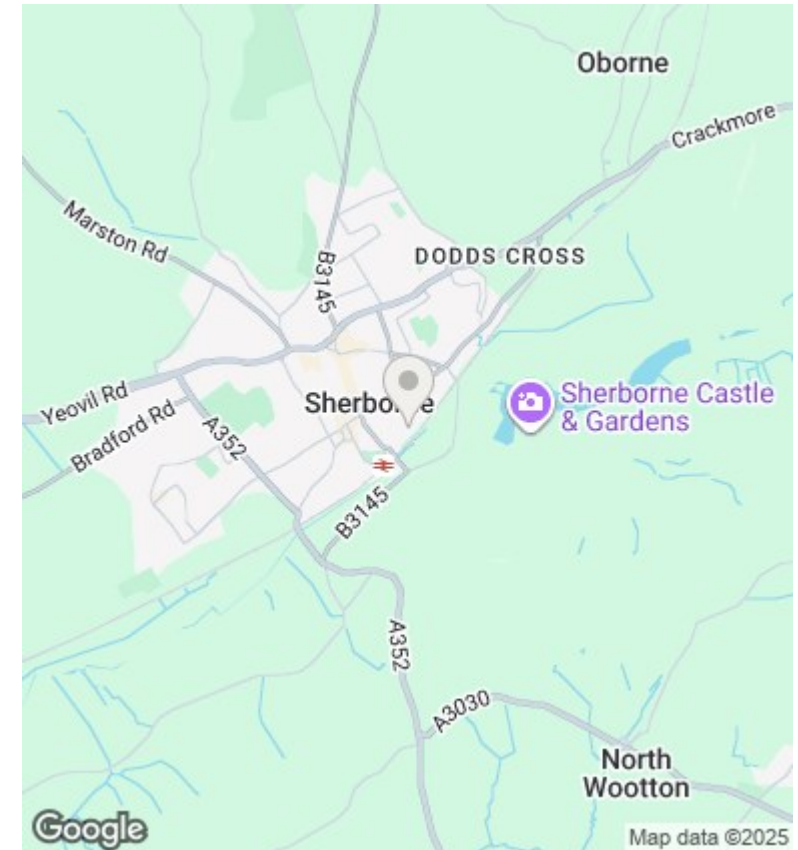
Ground Floor
Approximate Floor Area
381 sq. ft
(35.41 sq. m)

First Floor
Approximate Floor Area
330 sq. ft
(30.64 sq. m)

Garage
Approximate Floor Area
145 sq. ft
(13.49 sq. m)

Approximate Gross Internal Floor Area 856 sq. ft / 79.54 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 01935 814 929 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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