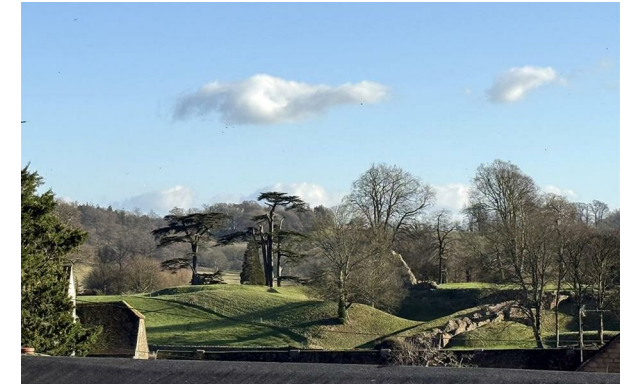


Rolfe East



Castle Road, Sherborne, DT9 3RP

Guide Price £299,950

- SEMI-DETACHED BUNGALOW IN TOP RESIDENTIAL ADDRESS.
- EXCELLENT FLOW OF NATURAL LIGHT VIA LARGE WINDOWS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- TWO DOUBLE BEDROOMS PLUS CONSERVATORY.
- GENEROUS LEVEL REAR GARDEN BOASTING WESTERLY ASPECT AND VIEW OF CASTLES.
- SCOPE TO EXTEND (Subject to the necessary planning permission).
- DRIVEWAY PARKING FOR 4-5 CARS PLUS SINGLE GARAGE (CURRENTLY A STUDIO / UTILITY).
- LARGE PLOT EXTENDING TO 0.12 ACRES PLUS SUBSTANTIAL TIMBER OUTBUILDING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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

54 Castle Road, Sherborne DT9 3RP

VACANT - NO FURTHER CHAIN. '54 Castle Road' is a mature, deceptively spacious, extended semi-detached bungalow situated in a very popular residential location and boasting lovely views across towards the Sherborne castles. The property stands in a large plot extending to 0.12 acres approximately and boasts a generous, level rear garden plus large timber outbuilding and a westerly aspect. It is only a short walk to Sherborne town centre and the mainline railway station to London Waterloo. The property has private driveway parking for five cars leading to a single garage which is currently converted to a studio room / utility room plus WC. 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, sitting room, kitchen, conservatory, two double bedrooms and a family wet room. The property offers scope for extension, 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 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 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. It is also a short walk to the mainline railway station, making London Waterloo directly in just over two hours. VACANT - NO FURTHER CHAIN.



Council Tax Band: C



uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 14'7 maximum x 7' maximum. A useful greeting area providing a heart to the home, radiator, telephone point, ceiling hatch to loft storage space. Door leads to shelved linen cupboard with radiator. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 13'11 maximum x 11'3 maximum. Large uPVC double glazed window to the front enjoying an easterly aspect and the morning sun, radiator, period style oak fire surround with gas fire, telephone point, TV ariel attachment, wall mounted glazed display cabinet.

KITCHEN: 8'11 maximum x 10'5 maximum. A range of fitted kitchen units comprising granite effect laminate worksurface, inset sink bowl and drainer unit, mixer tap over, decorative tiled surrounds. A range of drawers and cupboards under, inset electric hob, space for under counter fridge, space and plumbing for washing machine, a range of matching wall mounted cupboards, wall mounted gas fired boiler, built in eye level stainless steel electric oven and grill, concealed wall mounted cooker hood extractor fan. uPVC double glazed door leads to

CONSERVATORY: 10'1 maximum x 8'1 maximum. uPVC double glazed construction, wall mounted electric heater, light and power connected, TV point, uPVC double glazed door opens on to the rear garden.

BEDROOM ONE: 11'10 maximum x 10'2 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, full height mirrored sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 11'2 maximum x 9'3 maximum. A second generous double bedroom, large uPVC double glazed window to the front enjoying an easterly aspect and the morning sun, radiator, TV ariel attachment, full height mirrored sliding doors lead to fitted wardrobe cupboard space.

FAMILY SHOWER ROOM: 7'11 maximum x 5'6 maximum. A white suite arranged for mobility purposes, low level WC, pedestal wash basin, walk-in shower with mains shower attachment, tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window to the rear, wall mounted electric heater.

OUTSIDE:

At the front of the property there is a large front garden giving a depth of 50' from the pavement. This front garden is laid to stone chipping and boasts a variety of shaped flowerbeds and borders, well stocked with a selection of mature plants and shrubs. A dropped curb gives vehicular access to a private driveway providing off road parking for three cars. There is an elevated paved patio seating area at the front of the property with outside light. The driveway continues to the side of the property providing further off road parking for two to three cars (five to six car parking in total), outside tap.

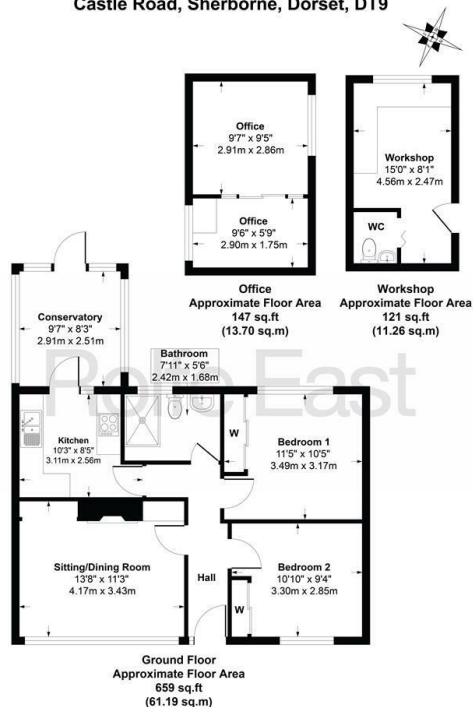
Driveway leads to former **DETACHED GARAGE:** 15' maximum x 8'1 maximum. This garage has been converted to a studio/ utility room and boasts a selection of fitted units comprising laminated worksurface, cupboards under, wall mounted cupboards, space for chest freezer and tumble dryer, light and power connected, extractor fan, space and plumbing for washing machine, wall mounted electric heater. Sliding door leads to WC cloakroom, fitted low level WC, wall mounted wash basin. Double glazed personal door to the side.

Timber gate from the driveway area gives access to the MAIN REAR GARDEN: 67' in depth maximum x 39' maximum in width. This generous rear garden is laid mainly to lawn and boasts a paved patio seating area, under cover dry area at the rear with outside light, greenhouse, inset ornamental fishpond with water feature, a variety of shaped flowerbeds and borders enjoying a selection of mature plants and shrubs. The rear garden is enclosed by panel fencing, outside light, water butt, detached timber garden shed. Further DETACHED TIMBER OUTBUILDING currently configured as two rooms for office or workshop use, light and power connected, window to the side, telephone point, window to the side enjoys views to Sherborne old castle. In the rear garden steps lead up to a raised paved patio seating area enjoying views of the Sherborne castles.

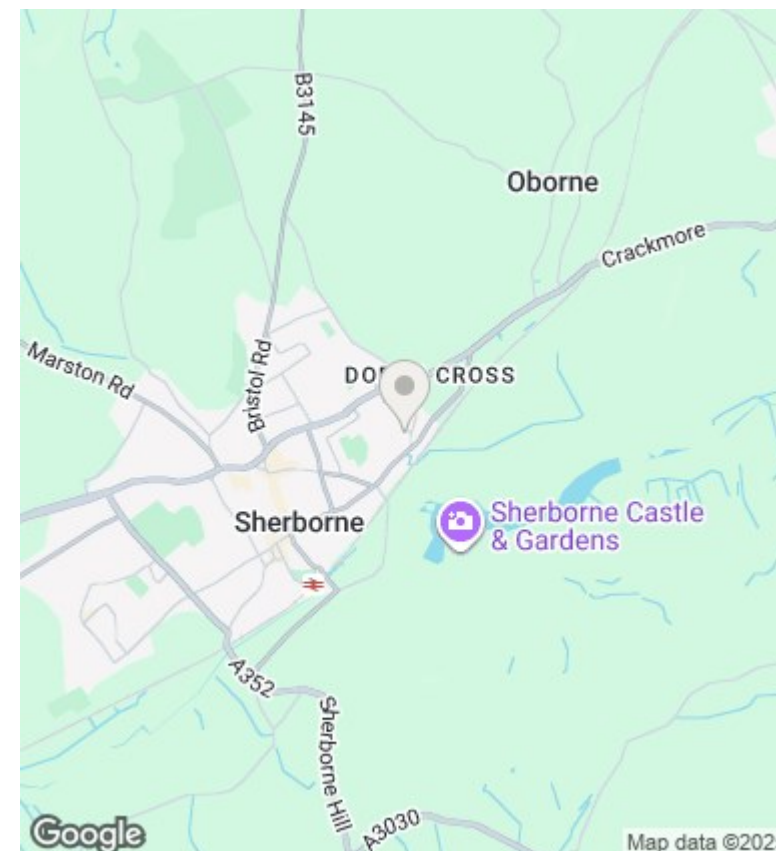




Castle Road, Sherborne, Dorset, DT9



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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC