

# Rolfe East



Twelve Acres, Sherborne, DT9 4FE

Price Guide £280,000

- BEAUTIFULLY PRESENTED MODERN THREE BEDROOM SEMI DETACHED HOUSE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- EXCELLENT EPC RATING - BAND B!
- NO FURTHER CHAIN.
- DRIVEWAY PARKING FOR TWO CARS.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO TOWN CENTRE AND NEARBY COUNTRYSIDE.
- LEVEL ENCLOSED GENEROUS REAR GARDEN BOASTING SUNNY SOUTH WESTERLY ASPECT.
- SCOPE TO EXTEND AT REAR (subject to the necessary planning permission).
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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# 46 Twelve Acres, Sherborne DT9 4FE

NO FURTHER CHAIN. '46 Twelve Acres' is a very well-presented, modern, semi-detached house situated in a very popular residential address on the western fringe of Sherborne, a short walk to the town centre and mainline railway station to London Waterloo. The property boasts a level, enclosed rear garden enjoying a sunny south westerly aspect. It benefits from private driveway parking for two cars at the side. The property is enhanced by a mains gas-fired radiator central heating system and double glazing. The well-arranged accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room, kitchen / dining room and a ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further bedrooms and a family bathroom. There are superb countryside dog walks from nearby the front door. It is also a short walk to the picturesque, historic town of Sherborne with it's superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short walk to the mainline railway station to making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant. This lovely property is perfect for those aspiring families or couples looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental market and much more. NO FURTHER CHAIN. QUICK SALE INVITED!



Council Tax Band: C





Paved pathway to front door. Panelled front door leads to

**ENTRANCE RECEPTION HALL:** 8'11 maximum x 5'4 maximum. A useful greeting area providing a heart to the home, oak effect flooring, radiator. Staircase rises to the first floor. Panel door leads to

**CLOAKROOM / WC:** 5'7 maximum x 3'8 maximum. Low level WC, pedestal washbasin, tiled splashback, timber effect flooring, double glazed window to the front.

Panel door from the entrance hall leads to the

**SITTING ROOM / DINING ROOM:** 12' maximum x 14'4 maximum. A beautifully presented main reception room, double glazed window to the front, TV point, radiator, telephone point. Panel door leads to understairs storage cupboard. Panel door from the sitting room leads to the

**KITCHEN / BREAKFAST ROOM:** 15'3 maximum x 9'8 maximum. A range of contemporary kitchen units comprising laminated worksurface, decorative tiled surrounds, stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted cupboard houses mains gas fired combination boiler, wall mounted stainless steel cooker hood extractor fan, oak effect flooring, double glazed window to the rear enjoying a sunny south westerly aspect, uPVC double glazed double French doors open on to the rear garden, radiator.

Staircase rises from the entrance hall to the first-floor landing.

Landing ceiling hatch to loft. Panel door to utility cupboard housing space and plumbing for washing machine, slated shelving. Panel doors lead off the landing to the main first floor rooms.

**MASTER BEDROOM:** 11'10 maximum x 9'7 maximum. A generous double bedroom, double glazed window to the front, radiator. Panel door leads to wardrobe fitted cupboard space. Panel door to

**EN-SUITE SHOWER ROOM:** 5'4 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with tiled surrounds, wall mounted mains shower over, double glazed window to the front, radiator, extractor fan.

**BEDROOM TWO:** 9'2 maximum x 7'7 maximum. A double bedroom, double glazed window overlooks the rear garden, radiator.

**BEDROOM THREE:** 7'7 maximum x 7'7 maximum. Double glazed window to the rear overlooking the rear garden, radiator.

**FAMILY BATHROOM:** 6' maximum x 5'10 maximum. A modern white suite comprising low level WC, panel bath with glazed shower screen, wall mounted mains shower tap arrangement, tiling to splash prone areas, double glazed window to the side, extractor fan, tiled floor, radiator.

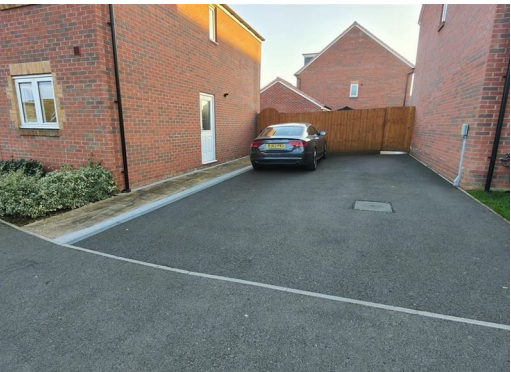
#### OUTSIDE:

At the front of the property is a portion of front garden laid to lawn and a variety of flowerbeds and borders, mature plants and shrubs. Paved pathway leads to the front door, side pathway leads to timber gate leading to the main rear garden.

MAIN REAR GARDEN: 31'10 in length x 19'1 in width. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing. It enjoys a sunny south westerly aspect, paved patio area, area to store recycling containers and wheelie bins.

There is off road driveway parking for two cars at the side of the property.

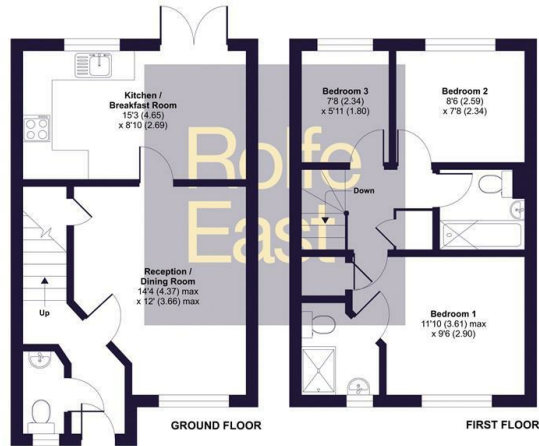




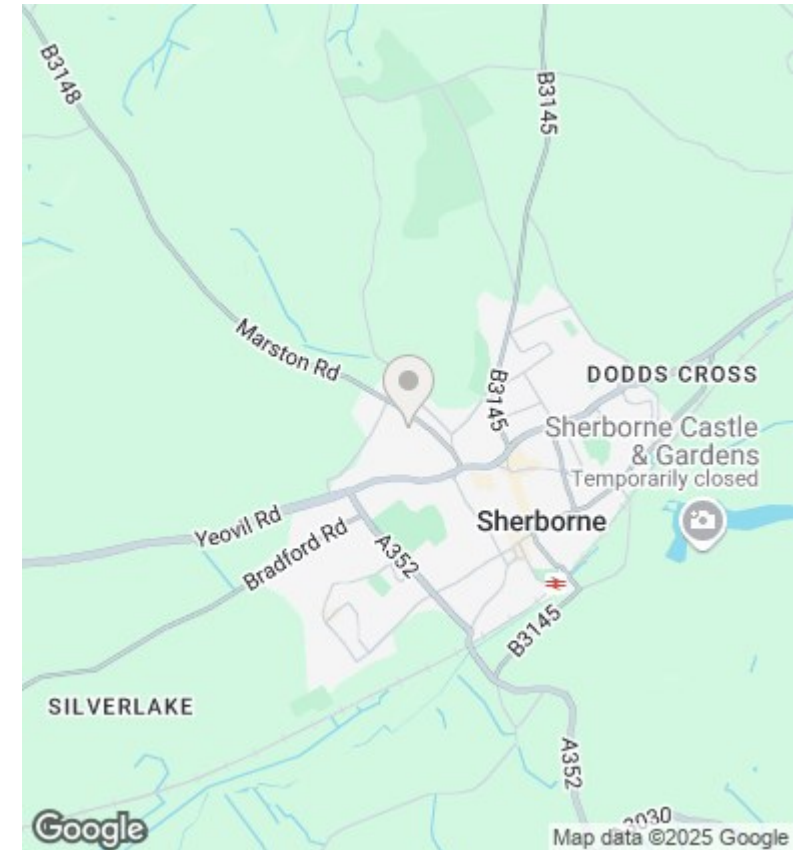


## Twelve Acres, Sherborne, DT9

Approximate Area = 745 sq ft / 69.2 sq m  
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricolfe.com 2025. Produced for Rolfe East Sherborne Ltd. REF: 1201726



## 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) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</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		
EU Directive 2002/91/EC		
England & Wales		