

# Rolfe East



## Abbots Way, Sherborne, DT9 6DU

Guide Price £440,000

- MODERN DETACHED HOUSE WITH FOUR BEDROOMS.
- MODERNISED 7 YEARS AGO WITH NEW KITCHEN AND BATHROOMS.
- GROUND FLOOR WC / CLOAKROOM.
- SHORT WALK TO TOWN CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LEVEL GARDENS AT THE SIDE AND REAR - BOASTING WESTERLY ASPECT.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- EXCELLENT RESIDENTIAL ADDRESS ON THE WESTERN SIDE OF SHERBORNE.
- DRIVEWAY PARKING FOR ONE CAR LEADING TO SINGLE INTEGRAL GARAGE.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO LOCAL CONVENIENCE STORES.

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

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

# 5 Abbots Way, Sherborne DT9 6DU

'5 Abbots Way' is a very well presented, detached, modern house situated in a popular residential address on the western side of Sherborne. The property occupies a generous corner plot with level gardens at the side and rear – the rear boasting a sunny westerly aspect. There is a private driveway providing off road parking for one car leading to a single integral garage. The property is a very short walk to a local shopping precinct and convenience store. This sought after home is only a short walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The main property has been the subject of modernisation approximately seven years ago with modern replacement kitchen, modern bathrooms and decoration throughout. The house benefits from mains gas-fired radiator central heating plus uPVC double glazing. The well laid out accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room and ground floor WC / cloakroom. Stairs rise to a first floor landing area, master bedroom double bedroom with en-suite shower room, three further bedrooms and a family bathroom. It is a very short walk to the heart of the coveted, historic town 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 is also a short walk to the mainline railway station 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 MUST BE VIEWED!



Council Tax Band: E



This superb property is perfect for those aspiring couples or families making the most of the reducing mortgage rates, looking for their ultimate Sherborne home, mature buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the residential letting market.

Paved pathway leads to front door, uPVC double glazed front door to

**ENTRANCE RECEPTION HALL:** 10'7 maximum x 3'10 maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, radiator, telephone point, oak effect flooring, staircase rises to the first floor. Panel doors lead off to ground floor rooms.

**LOUNGE / DINING ROOM:** 21'6 maximum x 12' maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting an easterly aspect and the morning sun, uPVC double glazed double French doors opening on to the rear garden enjoying a westerly aspect and the afternoon sun, oak effect flooring, moulded skirting boards and architraves, TV point, two radiators, wall mounted stainless steel contemporary mains gas living flame fire. Panel door from the main reception room leads to the

**KITCHEN BREAKFAST ROOM:** 14'10 maximum x 9'6 maximum. A range of replacement Shaker-style kitchen units comprising granite effect laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, retro-metro decorative tiled surrounds, a range of drawers and cupboards under, recess provides space for upright fridge freezer, space and plumbing for washing machine, space for under counter fridge, fitted stainless steel range-style oven with double oven and grill and five burner gas hob with warming plate, stainless steel splashback, wall mounted stainless steel cooker hood extractor fan, a range of matching wall mounted cupboards, two uPVC double glazed windows to the rear overlook the rear garden, uPVC double glazed door to the side, radiator, wall mounted Worcester gas fired boiler. Panel door leads to under stairs storage

cupboard space.

Panel door from the entrance reception hall leads to

**GROUND FLOOR WC / CLOAKROOM:** 5'8 maximum x 2'8 maximum. Fitted low level WC, wash basin over storage cupboard, uPVC double glazed window to the side, radiator, ceiling hatch.

Staircase rises from the entrance reception hall to the **FIRST FLOOR LANDING**, moulded skirting boards and architraves, ceiling hatch to loft storage space. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 12'3 maximum x 11'5 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying an easterly aspect and the morning sun, radiator, oak effect flooring, dressing area, moulded skirting boards and architraves. Panel door leads to

**EN-SUITE SHOWER ROOM:** 5'6 maximum x 4'11 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, tiled surrounds, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, chrome heated towel rail, uPVC double glazed window to the front, moulded skirting boards and architraves, illuminated mirrored cabinet.

**BEDROOM TWO:** 9'11 maximum x 9'5 maximum. A second generous double bedroom, uPVC double glazed window to the rear enjoying views across the rear garden and a westerly aspect, radiator, moulded skirting boards and architraves, oak effect flooring.

**BEDROOM THREE:** 11'4 maximum x 8'9 maximum. A third double bedroom, uPVC double glazed window to the front, oak effect flooring, radiator, moulded skirting boards and architraves.

**BEDROOM FOUR:** 6'2 maximum x 7'5 maximum. uPVC double glazed window to the rear, radiator, moulded skirting boards and architraves, oak effect flooring.

**FAMILY BATHROOM:** 6'10 maximum x 5'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiled walls, uPVC double glazed window to the side, illuminated mirrored wall cabinet, chrome heated towel rail.

#### OUTSIDE:

At the front of the property there is a portion of lawned garden, paved pathway leads to the front door. A dropped curb gives vehicular access to a private driveway providing off road parking for one car leading to single integral garage.

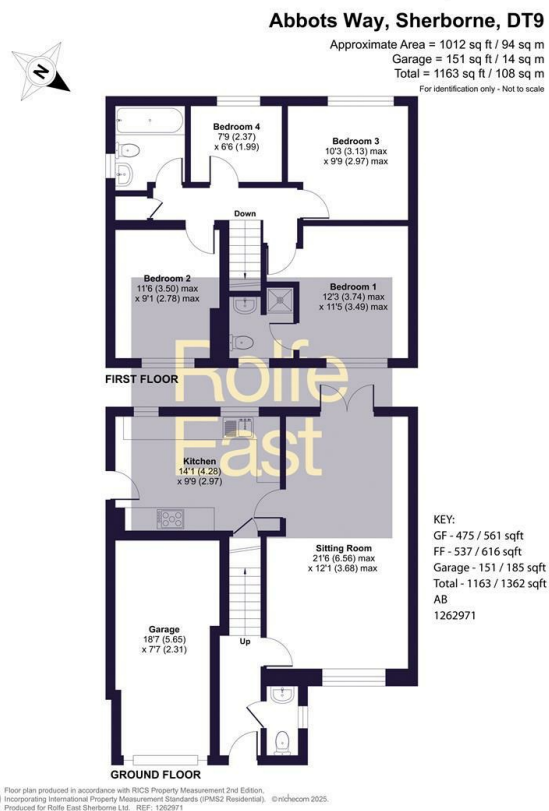
**SINGLE INTEGRAL GARAGE:** 18'6 in depth x 7'2 in width increasing to x 8'7. Light and power connected, up and over garage door.

Paved pathway leads to the side of the property providing storage area for recycling containers and wheelie bins. Timber side gate gives access to the main rear garden.

**MAIN REAR GARDEN:** 33'7 in depth maximum x 35'5 maximum in width. This level rear garden is laid mainly to lawn and boasts a paved patio area. It is enclosed by brick walls and panel fencing. It boasts a westerly aspect and the afternoon sun. A variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs, timber garden shed. There is also a **LAWNED SIDE GARDEN** area providing further beds and storage space.







## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |