

Rolfe East



Clanfield, Sherborne, DT9 6AZ

Offers In Excess Of £215,000

- MODERN SEMI-DETACHED HOUSE IN EXCELLENT CUL-DE-SAC LOCATION.
- SCOPE TO ADD CARPORT OF MORE PARKING (subject to planning permission).
- NEW KITCHEN AND BATHROOM PLUS OTHER COSMETIC WORKS.
- MUST BE VIEWED!
- PRIVATE DRIVEWAY PARKING FOR TWO CARS.
- uPVC DOUBLE GLAZING AND ELECTRIC HEATING.
- SHORT WALK TO CONVENIENCE STORES AND SHERBORNE TOWN CENTRE.
- GENEROUS REAR GARDEN ENJOYING GOOD PRIVACY.
- GREAT NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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30 Clanfield, Sherborne DT9 6AZ

'30 Clanfield' is a modern, semi-detached house situated in a highly sought-after cul-de-sac address on the western side of Sherborne. There is a private driveway providing off road parking for two cars, with scope for more, subject to the necessary planning permission. There is a delightful, generous, enclosed rear garden offering a good degree of privacy. The house is enhanced by electric heating and also benefits from uPVC double glazing. The well-arranged accommodation boasts a social open-plan layout and excellent levels of natural light from a sunny east-to-west aspect. It comprises entrance porch, open-plan sitting room/ dining room leading into kitchen and utility room. On the first floor, there is a landing area, two double bedrooms and a family bathroom. The current owners have improved the property since living there with a new kitchen and bathroom as well as other cosmetic works. There are great walks from nearby the front door as well as a short walk to the local convenience stores. It is a short walk to the picturesque, historic town of Sherborne with its 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. **MUST BE VIEWED!**



Council Tax Band: B



Paved pathway, uPVC double glazed front door leads to

ENTRANCE PORCH: Double glazed windows to the front and side, ceramic floor tiles. uPVC double glazed door leads to the

OPEN-PLAN MAIN ROOM. Full measurements of 24'9 maximum x 11'7 maximum.

SITTING ROOM / DINING ROOM AREA: 14'1 maximum x 11'7 maximum. Staircase rises to the first floor, under stairs storage recess, oak effect laminate flooring, uPVC double glazed window to the front boasting a sunny south easterly aspect, wall mounted electric heater, telephone point. Entrance leads to

KITCHEN AREA: 10'10 maximum x 5'9 maximum. A range of recently replaced kitchen units comprising timber effect laminated worksurface, inset electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated fridge and freezer, wall mounted stainless steel cooker hood extractor fan, oak effect laminate flooring, uPVC double glazed window overlooks the rear garden. Entrance leads to utility room providing a full through-measurement of 11'8 maximum.

UTILITY ROOM: 10'4 maximum x 5'8 maximum. Timber effect laminated worksurface, inset stainless steel sink bowl with mixer tap over, a range of storage cupboards under, space and plumbing for washing machine and tumble dryer, fitted broom cupboards, wall mounted mains gas boiler, oak effect laminated flooring, uPVC double glazed door to the rear garden.

Staircase rises from the sitting room area to the

FIRST FLOOR LANDING: 7'4 maximum x 5'11 maximum. Ceiling

hatch to loft space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'8 maximum x 10'1 maximum. A generous double bedroom, uPVC double glazed window to the rear, overlooks the rear garden, wall mounted electric heater.

BEDROOM TWO: 11'8 maximum x 8'6 maximum. A second double bedroom, uPVC double glazed window to the front enjoying a sunny south easterly aspect with views across neighbouring properties to countryside beyond, wall mounted electric heater.

FIRST FLOOR FAMILY BATHROOM: 7'1 maximum x 5'7 maximum. A recently replaced modern suite comprising low level WC, circular wash basin on washstand and cupboard with mixer tap over, p-shaped bath with glazed shower screen, wall mounted mains shower tap arrangement over, timber effect flooring, uPVC double glazed window to the side.

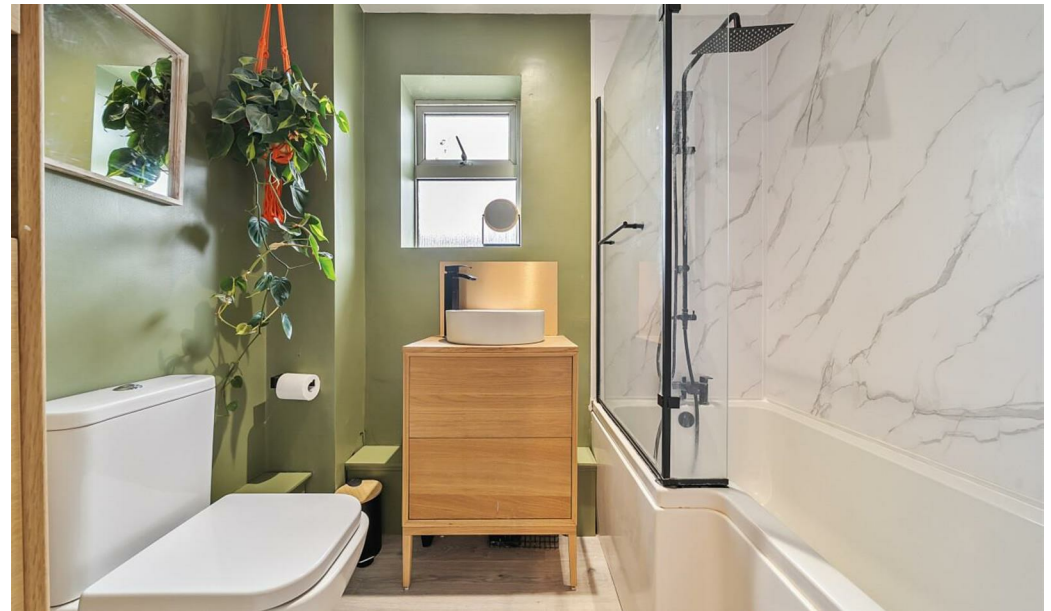
OUTSIDE:

At the front of the property there is a portion of front garden giving a depth of 42' from the cul-de-sac. This front garden could easily be converted to extended parking, subject to the necessary planning permission. Paved pathway leads to front door.

There is shared driveway access leading to the side of the property where the property provides DRIVEWAY PARKING FOR TWO CARS. Timber side gate gives access to the main rear garden.

REAR GARDEN measures 34'6 in depth maximum x 29'4 maximum. A generous level rear garden providing a good degree of privacy and enclosed by brick walls and timber fencing. Paved

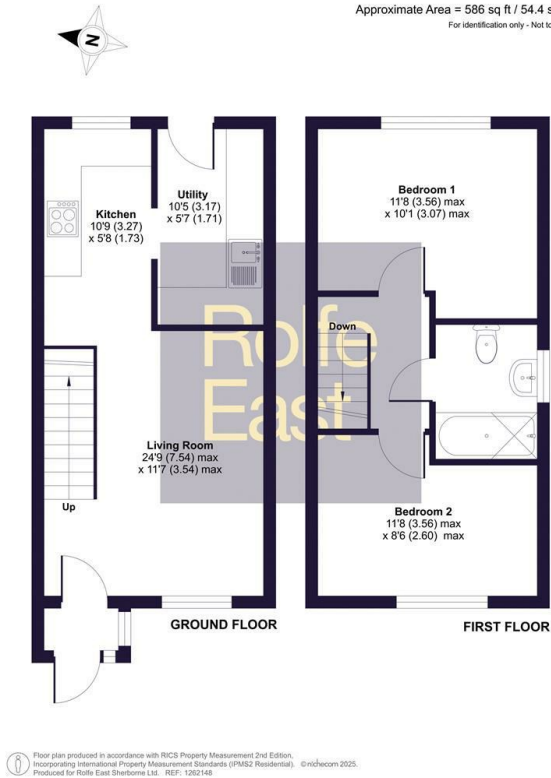
patio seating area, area to store recycling containers and wheelie bins, outside tap.





Clanfield, Sherborne, DT9

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

B

