

Rolfe East



Wynnes Close, Sherborne, DT9 6DL

Offers Over £350,000

- LINK DETACHED THREE BEDROOM BUNGALOW IN TOP ADDRESS (1226 square feet).
- SINGLE ATTACHED GARAGE, CARPORT AND DRIVEWAY PARKING FOR THREE CARS.
- REQUIRING SOME MODERNISATION.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- CHOICE CUL-DE-SAC LOCATION.
- EXCELLENT LEVELS OF NATURAL LIGHT - LARGE WINDOWS AND SOUTH FACING ROOMS.
- EXCELLENT SCOPE FOR EXTENSION OR ADDITION OF LARGE DRIVEWAY (STPP).
- GENEROUS LEVEL PLOT WITH LARGE FRONT AND REAR GARDENS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY SHOPS AND AMENITIES.

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21 Wynnes Close, Sherborne DT9 6DL

VACANT - NO FURTHER CHAIN. '21 Wynnes Rise' is a very spacious (1226 square feet), link-detached bungalow and situated in a highly sought-after cul-de-sac address on the western side of Sherborne. The property boasts lovely south-facing views at the front. It stands in a level plot and superb gardens at the front and rear plus private, gated driveway providing off road parking for two to three cars leading to a single carport and attached single garage. The bungalow is enhanced by a mains gas-fired radiator central heating system and uPVC double glazing. The deceptively spacious, flexible accommodation boasts excellent levels of natural light from dual aspects and a sunny south-facing aspect at the front. It comprises entrance reception hall, sitting room, dining room / bedroom three, kitchen / breakfast room, conservatory, two generous double bedrooms, family shower room (formerly incorporating a bath), a separate floor WC / Cloakroom and utility room. The property offers scope for extension and reconfiguration of the existing accommodation, subject to the necessary planning permission. There are superb countryside dog walks not far from the front door. It is also a short walk to the picturesque, historic town of Sherborne which has a 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. VACANT - NO FURTHER CHAIN.



Council Tax Band: D



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

ENTRANCE RECEPTION HALL: 19'10 maximum x 18'2 maximum. A generous T-shaped entrance reception hall providing a heart to the home and an excellent greeting area, large feature uPVC double glazed windows to the front boasting a sunny southerly aspect, hardwood parquet flooring, telephone point, radiator, ceiling hatch and ladder to loft storage space. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM / DINING ROOM: 19'9 maximum x 11'11 maximum. A generous main reception room, two large uPVC double glazed windows to the front boasting a sunny southerly aspect and views to countryside beyond neighbouring properties, tiled fireplace and hearth, TV point, radiator.

KITCHEN BREAKFAST ROOM: 11'10 maximum x 8'10 maximum. A range of fitted kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, fitted wine rack, breakfast bar, radiator, fitted broom cupboard, a range of matching wall mounted cupboards, wall mounted mains gas fired central heating boiler. This room enjoys a light dual aspect with uPVC double glazed window to the front boasting a sunny southerly aspect, uPVC double glazed window to the side, uPVC double glazed door to the side leading to carport, space and point for gas or electric oven, extractor fan.

Entrance from the entrance hall leads to

DINING ROOM / BEDROOM THREE: 10'5 maximum x 7'2 maximum. Hardwood parquet flooring, radiator. Glazed double

French doors lead from bedroom three/dining room to

CONSERVATORY: 13'8 maximum x 7'1 maximum. uPVC double glazed windows to the rear and side overlooking the rear garden, radiator, tiled floor, telephone point, light and power connected. Integral door leads to garage, uPVC double glazed door leads to the rear garden.

Further doors off entrance reception hall lead to the bedrooms.

BEDROOM ONE: 13'10 maximum x 9'11 maximum. A generous double bedroom, large uPVC double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM TWO: 9'11 maximum x 10'3 maximum. A second generous double bedroom, large uPVC double glazed window to the rear overlooks the rear garden, radiator, TV point.

FAMILY SHOWER ROOM: 10'2 maximum x 6'2 maximum. A modern replacement white suite comprising low level WC, wash basin over cupboard with mixer tap over, glazed walk-in double sized shower cubicle with wall mounted mains shower over, tiled surrounds, chrome heated towel rail, extractor fan, window to the rear.

Door from the entrance hall leads to

CLOAKROOM / WC: Fitted low level WC, wash basin over storage cupboard, window to the rear, extractor fan.

OUTSIDE:

At the front of the property there is a generous portion of front garden boasting a sunny southerly aspect, giving a depth of 34'

from the pavement. This beautifully presented front garden enjoys a sunny south facing aspect and a variety of mature trees, plants and shrubs.

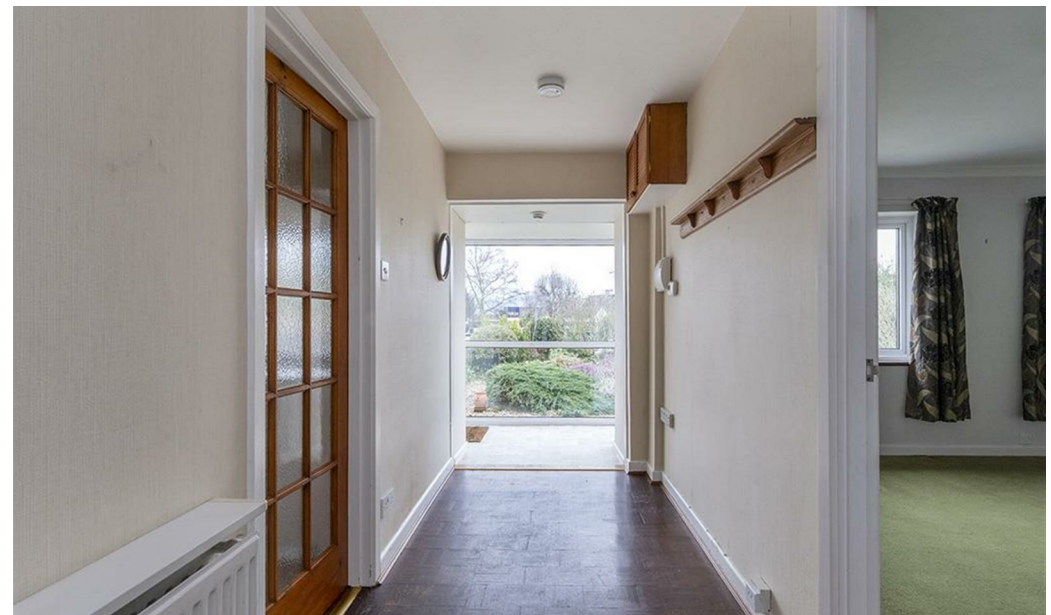
Double wrought iron gates and a dropped curb gives vehicular access from the road to a private driveway providing off road parking for two to three cars leading to a

SINGLE CARPORT: 11'10 in depth x 9'1 in width. Security lighting, area to store recycling containers and wheelie bins. Single carport leads to

ATTACHED GARAGE: 17' in depth x 8'2 in width. Up and over garage door, electric light connected, personal door to the conservatory. Sliding glazed door at the rear of the garage leads to

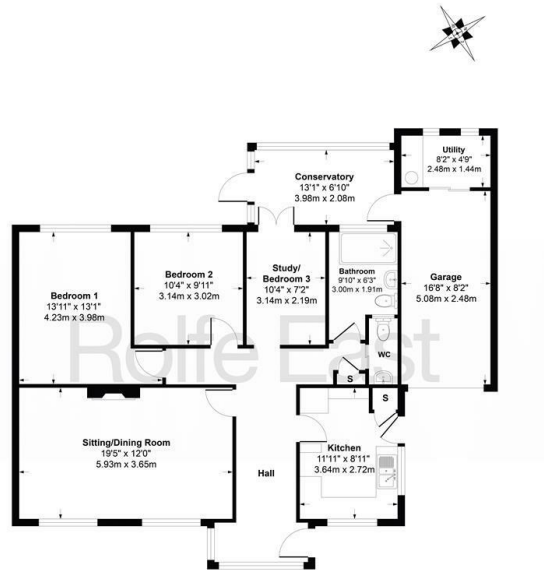
UTILITY ROOM: 8'1 maximum x 4'11 maximum. Laminated worksurface with inset sink bowl, space and plumbing for washing machine, two uPVC double glazed windows to the rear, light and power connected.

The **MAIN GARDEN** is situated at the rear of the property and measures 44' in depth x 44'4 in width. This level rear garden is enclosed by timber panel fencing and arranged for low maintenance purposes, laid mainly to paving, large paved patio seating area, outside light, rain water harvesting butt, drying area, outside tap, a variety of well stocked flowerbeds and borders including some mature trees and shrubs, timber shed.



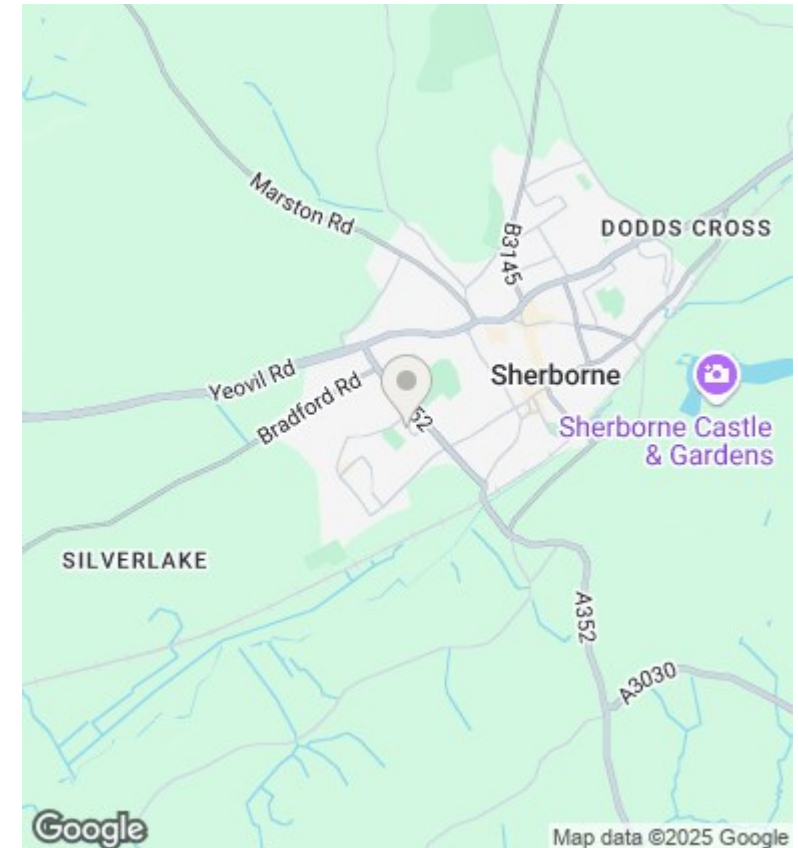


Wynnes Close, Sherborne, Dorset, DT9



Floor Plan
Approximate Floor Area
1,226 sq.ft
(113.95 sq.m)

Approximate Gross Internal Floor Area 1,226 sq. ft / 113.95 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. While 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.



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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