

Rolfe East



18 Granville Way, Sherborne, Dorset, DT9 4AS

Price Guide £335,000

- STUNNING RECENTLY EXTENDED AND REFURBISHED MODERN HOUSE.
- CHOICE 'TUCKED AWAY' LOCATION FRONTING ON TO SAFE TRAFFIC FREE WALKWAY.
- SINGLE GARAGE AND DRIVEWAY PARKING WITH ELECTRIC CAR CHARGING POINT.
- 8 SOLAR PANELS, GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXTENDED STYLISH NEW KITCHEN AND ADDITIONAL UTILITY ROOM.
- THREE BEDROOMS AND NEW SHOWER ROOM SUITE.
- CONSERVATORY.
- EXCELLENT NATURAL LIGHT WITH SUNNY SOUTH EASTERLY ASPECT.
- SHORT WALK TO TOWN CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- REAR GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.

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 3  1  2  C

Council Tax Band: D



Pathway to storm porch. uPVC double glazed front door leads to ENTRANCE RECEPTION HALL: 11'8 maximum x 7'8 maximum. A useful greeting area providing a heart to the home, radiator. Staircase rises to the first floor, telephone point. Panel door leads to understairs storage cupboard space. Panel doors lead off the entrance hall to the main rooms.

SITTING ROOM / DINING ROOM: 20'6 maximum x 12'1 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the front overlooking parkland, enjoying a sunny south-easterly aspect. Two radiators, TV point. uPVC double glazed double French doors open to

CONSERVATORY: 9'11 maximum x 9'4 maximum. uPVC double glazed construction with windows to both sides and rear overlooking the rear garden. Timber effect flooring, uPVC double glazed double French doors open to the side, light and power connected.

Panel door from the lounge/dining room to

KITCHEN: 15'10 maximum x 8' maximum. An extensive range of stylish, recently replaced kitchen units comprising solid stone worksurfaces with burnished copper surrounds. Inset stainless steel sink bowl with mixer tap over, inset Bosch induction electric hob, a range of cupboards and pan drawers under, space and plumbing for washing machine, integrated bin cupboard, fitted wine rack, recess provides space for upright fridge/freezer. A range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, herringbone ceramic floor tiles, contemporary wall mounted radiator, inset LED ceiling lighting. Two uPVC double glazed windows to the rear, fitted stainless steel electric oven with

integrated Bosch microwave, uPVC double glazed door to the rear. Glazed door leads from the kitchen to

UTILITY ROOM: 11'2 maximum x 5' maximum. A range of fitted units comprising timber effect laminated worksurface, stainless steel sink bowl and drainer unit with mixer tap over. A range of fitted cupboards, space and plumbing for washing machine and tumble dryer. A range of matching wall mounted cupboards, space for upright fridge freezer. Double glazed Velux ceiling window, ceramic floor tiles, contemporary wall mounted radiator.

Panel door from the entrance reception hall leads to the

CLOAKROOM / WC: 4'2 maximum x 2'10 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, radiator. Double glazed window to the front.

Staircase rises from the entrance reception hall to the first-floor landing. Ceiling hatch to loft space. Panel door leads to airing cupboard housing Worcester Bosch mains gas fired combination boiler, slatted shelving. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'9 maximum x 10' maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator. Double doors lead to fitted wardrobe.

BEDROOM TWO: 10'2 maximum x 9'7 maximum. uPVC double glazed window to the front enjoying a sunny south-easterly aspect and views across parkland, radiator.

BEDROOM THREE: 8'5 maximum x 8' maximum. uPVC double glazed window to the rear, radiator.

FAMILY SHOWER ROOM: 8'3 maximum x 4'10 maximum. A recently replaced modern suite comprising low level WC, wash basin over storage cupboard, walk in glazed double sized shower cubicle with wall mounted mains shower and range shower over, fully tiled walls and floor, contemporary heated towel rail, extractor fan, uPVC double glazed window to the front, illuminated bathroom cabinet with de-mist mirror.

OUTSIDE:

At the front of the property there is a portion of garden laid to flower beds and borders. Storm porch. The property fronts onto a pleasant traffic-free walkway enjoying views across lawned area and parkland.

REAR GARDEN - 32'8 maximum x 20' maximum. The rear garden is arranged for low maintenance purposes and laid to stone paving. A variety of raised flowerbeds and borders, ornamental fishpond, outside lighting. The rear garden enjoys a good degree of privacy and is enclosed by timber fencing, rainwater harvesting butt, outside tap. Timber side gate gives side access to area ideal for storing recycling containers and wheelie bins.

At the rear of the garden there is a private driveway providing for one car, electric car charging point.

SINGLE GARAGE: 17'5 maximum x 8'3 maximum. Metal up and over garage door, light and power connected, rafter storage above, glazed door to the rear garden.





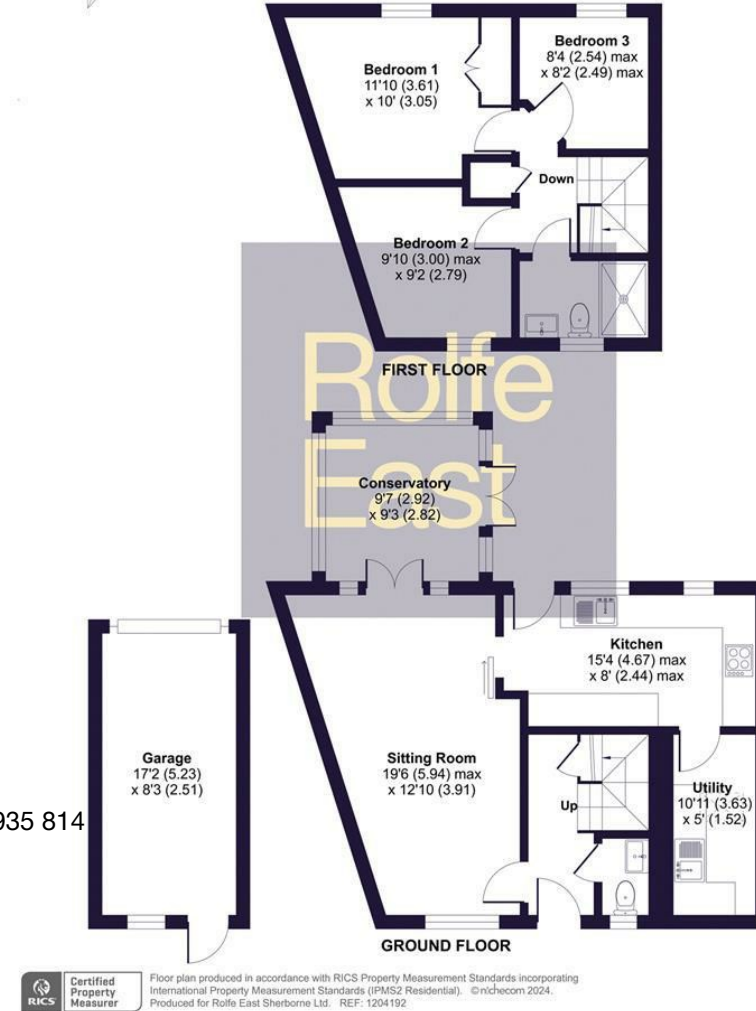
Granville Way, Sherborne, DT9

Approximate Area = 967 sq ft / 89.8 sq m

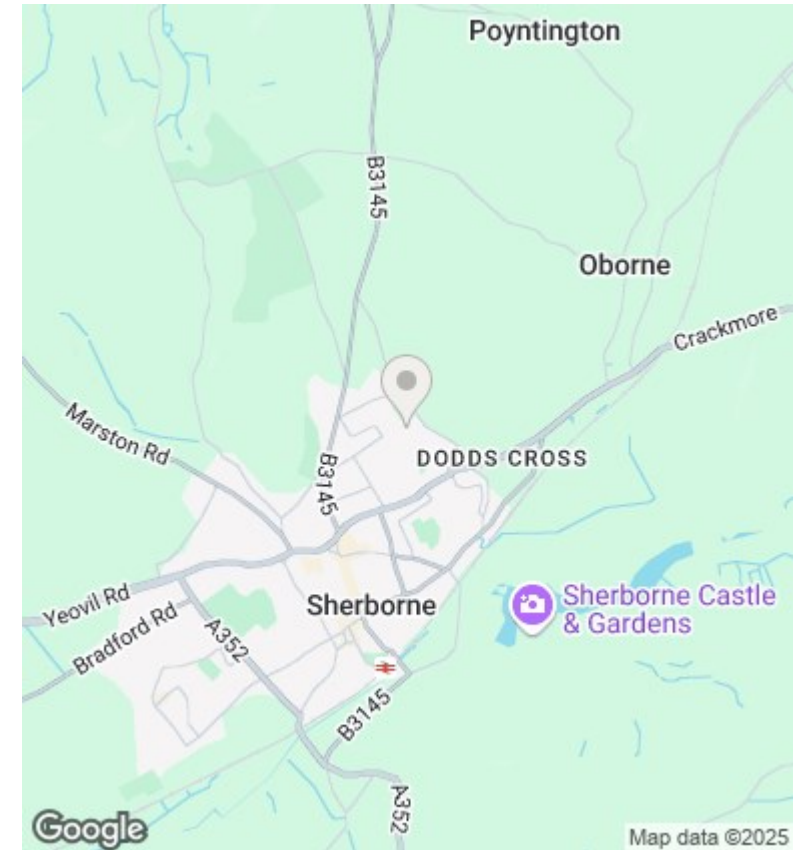
Garage = 140 sq ft / 13 sq m

Total = 1107 sq ft / 102.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Rolfe East Sherborne Ltd. REF: 1204192.



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		
(69-80) C	75	77
(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	