

Rolfe East



Amors Drove, Sherborne, DT9 4ER

Guide Price £285,000

- ATTRACTIVE NATURAL STONE THREE STOREY TOWN HOUSE IN TOP RESIDENTIAL AREA
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD STYLE DOUBLE GLAZING
- VIEWS OF SHERBORNE ABBEY AND SUNNY WESTERLY ASPECT.
- SHORT WALK TO TOWN CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SINGLE GARAGE AND ALLOCATED PARKING FOR ONE CAR
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- COUNTRYSIDE IS A SHORT WALK AWAY.
- GENEROUS LEVEL PRIVATE REAR GARDEN - PARTIALLY WALLED
- GROUND FLOOR WC AND OPEN-PLAN KITCHEN DINING ROOM OPENING ON TO GARDEN
- EXCELLENT EPC RATING - BAND B!

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ATTRACTIVE NATURAL STONE HOUSE WITH GARAGE! '49 Amors Drove' is a simply lovely, modern, natural stone, end-of terrace, three storey town house situated in very popular residential address on the western edge of Sherborne town. There is a generous, private rear garden that is partially walled. The property comes with a single double garage and private driveway parking for one car. The main house is heated by a mains gas-fired radiator central heating system and also benefits from period-style double glazing. The well-arranged accommodation boasts excellent levels of natural light and comprises sitting room, inner hall, kitchen / dining room and ground floor cloakroom / WC. On the first floor, there is a landing area, two generous double bedrooms – both with fitted wardrobes and a family bathroom. On the second floor there is landing area and a large, double master bedroom with fitted wardrobe and en-suite shower room. This rooms boasts excellent views of the Abbey and a westerly aspect – enjoying many sunsets! Countryside is only a short walk away – ideal as you do not need to put the children or the dogs in the car! The town centre of Sherborne is a short walk away. Sherborne boasts 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 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 couples or families looking to settle in their ultimate West Country home, retiring cash buyers looking to run to the countryside and this superb area, possibly linked to the excellent local private schools plus the buy-to-let market.



Council Tax Band: D



Paved pathway and steps rise to storm porch with outside light. Double glazed front door to

SITTING ROOM: 14'9 maximum x 11'9 maximum. Double glazed sash window to the front boasting a sunny southerly aspect, timber effect flooring, moulded skirting boards and architraves, TV point, telephone point, radiator. Panel door leads to understairs storage cupboard space. Further panel door to

INNER HALL: Staircase rises to the first floor, moulded skirting boards and architraves, timber effect flooring. Panel doors lead off the inner hall to further ground floor rooms.

KITCHEN / DINING ROOM: 11'9 maximum x 8'6 maximum. A modern fitted kitchen comprising laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, stainless steel mains gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, fitted fridge and freezer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted cupboard houses gas fired combination boiler, double glazed window to the rear overlooks the rear gardens, double glazed double French doors open on to the rear garden, timber effect flooring, radiator, moulded skirting boards and architraves.

Panel door from the inner hall leads to

CLOAKROOM / WC: 4'7 maximum x 3'7 maximum. A modern white suite comprising low level WC, wall mounted wash basin, timber effect flooring, radiator, extractor fan.

Staircase rises from the inner hall to the first floor landing.

Moulded skirting boards and architraves, radiator. Panel doors lead off the landing to the first floor rooms.

BEDROOM TWO: 11'9 maximum x 9' maximum. A double bedroom with two period style double glazed sash windows to the front boasting a sunny southerly aspect, radiator, moulded skirting boards and architraves, mirrored sliding doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 11'10 maximum x 8'1 maximum. A third double bedroom, double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, sliding mirrored doors leads to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 7'11 maximum x 5'6 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, tiling to splash prone areas, wall mounted electric shower over bath, double glazed window to the side, radiator, extractor fan.

Staircase rises from the first floor landing to the second floor landing. Panel door leads to shelved linen cupboard. Further panel door leads to

MASTER BEDROOM: 16'2 maximum x 8'5 maximum. A generous double bedroom, double glazed window to the front, views to local Abbey and hills beyond, moulded skirting boards and architraves, radiator, mirrored sliding doors lead to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 12' maximum x 5' maximum. A modern white suite comprising low level WC, pedestal wash basin over cupboard, glazed corner shower cubicle with wall mounted

mains shower over, tiling to splash prone areas, radiator, double glaze Velux ceiling window to the rear, fitted bathroom cabinets, extractor fan.

OUTSIDE:

At the front of the property there is a portion of front garden laid to stone chippings enclosed by wrought iron railings. Path and steps rise to storm porch with outside light. Timber side gate gives access to side pathway to side area providing an excellent space for storing recycling containers and wheelie bins. Side pathway leads to the main rear garden.

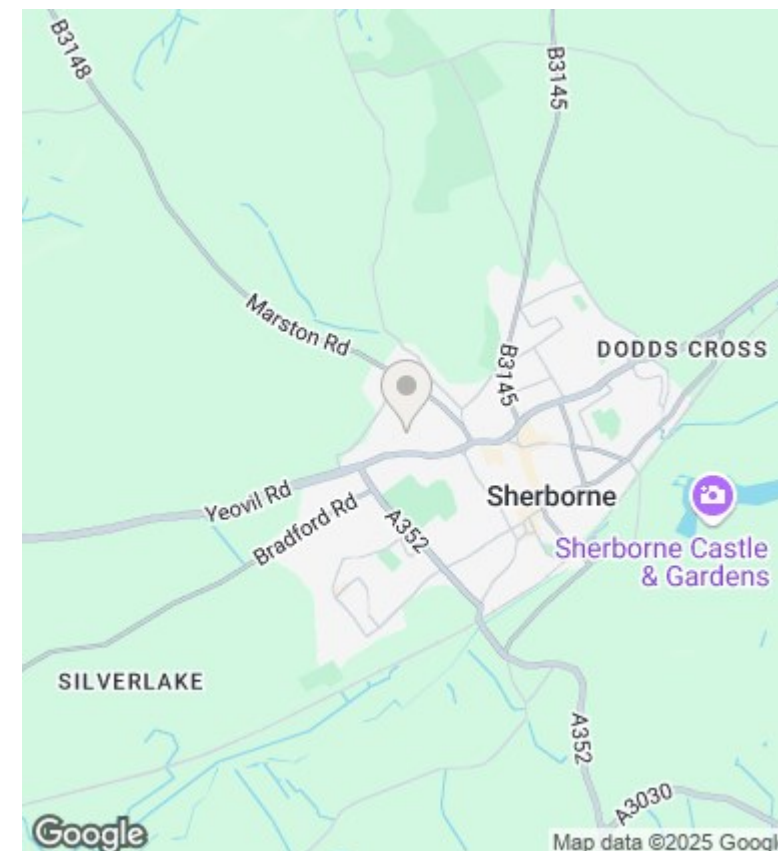
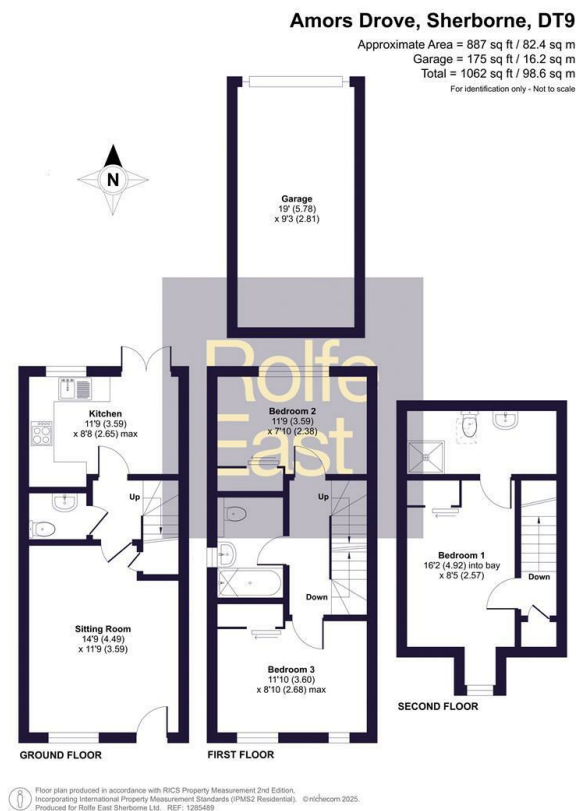
MAIN REAR GARDEN measures approximately 40' in length x 18' in width. There is a large, paved patio area offering a good degree of privacy, outside light, outside tap. Steps rise to a portion of lawned garden with a variety of flowerbeds and borders, some mature plants and shrubs. The rear garden is enclosed by a mixture of timber panel fencing and stone walls.

There is one allocated parking space leading to a single garage at the rear of the property.

SINGLE GARAGE measures 19' in depth x 9'3 in width. Metal up and over garage door.







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		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		