

# Rolfe East



Ludbourne Road, Sherborne, DT9 3NJ

Guide Price £235,000

- SPACIOUS EXTENDED TWO DOUBLE BEDROOM END OF TERRACE HOUSE (1079 square feet).
- SINGLE DETACHED GARAGE PLUS QUIET ROAD PARKING.
- VERY SHORT WALK TO RAILWAY STATION MAKING LONDON WATERLOO IN TWO HOURS.
- GENEROUS PRIVATE LEVEL REAR GARDEN.
- SUNNY SOUTH FACING ASPECT AT THE FRONT.
- SPACIOUS OPEN PLAN KITCHEN DINING ROOM.
- VERY SHORT WALK TO HISTORIC TOWN CENTRE AND AMAZING AMENITIES.
- POPULAR RESIDENTIAL ADDRESS ONLY MOMENTS FROM TOWN CENTRE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE AND DOG WALKS FROM THE FRONT DOOR.

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

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



# 20 Ludbourne Road, Sherborne DT9 3NJ

'20 Ludbourne Road' is a well-presented, deceptively spacious (1079 square feet), mature, extended, end-of-terrace house situated in a sought-after residential address a very short walk to the historic town centre of Sherborne and mainline railway station to London Waterloo. The property boasts a generous, level rear garden plus single garage. There is free unrestricted parking on a quiet road at the rear. The property offers great scope for extension, subject to the necessary planning permission. It is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The well laid out accommodation boasts excellent levels of natural light from a sunny southerly aspect at the front and large feature windows. It comprises entrance porch / boot room, sitting room, open-plan kitchen / dining room with contemporary kitchen units, rear lobby and ground floor WC / cloakroom. On the first floor there is a landing area, two double bedrooms and a modern replacement family bathroom. The property is a short walk to countryside with Purlieu meadows, Pageant Gardens and the two Sherborne Castles nearby – ideal as you do not have to put the children or the dogs in the car! It is also a very short, level walk to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS LOVELY HOME MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: B



Pathway to front door. Double glazed front door leads to

ENTRANCE PORCH: 4'7 maximum x 4'5 maximum. Windows to both sides. Glazed door leads to

SITTING ROOM: 15' maximum x 13'7 maximum. A well presented main reception room, large uPVC double glazed window to the front boasting a sunny southerly aspect, two radiators, window to the side. Staircase rises to the first floor, understairs recess. Entrance from the sitting room leads to the

KITCHEN DINING ROOM: 18'1 maximum x 14'10 maximum. A fantastic open plan living space, a range of contemporary kitchen units comprising worksurface with decorative tiled surrounds, inset one and a half composite sink bowl and drainer unit with mixer tap over, inset five burner gas hob, a range of drawers, pan drawers and cupboards under, integrated Bosch dishwasher, recess provides space for upright fridge freezer, built in stainless steel electric oven and grill, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, uPVC double glazed window to the rear overlooks the rear garden, starlight window, two radiator, timber effect flooring. Doors lead to utility cupboard space with space and plumbing for washing machine and storage. Further fitted cupboard. Entrance to rear lobby. uPVC double glazed door to the rear garden. Further door to

GROUND FLOOR WC / CLOAKROOM: 5'8 maximum x 2'11 maximum. Low level WC, tiled floor, wall mounted boiler.

Staircase rises from the sitting room to the first floor. First floor landing, radiator, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'4 maximum x 10'6 maximum. A generous double bedroom, large uPVC double glazed window to the front boasting a sunny south facing aspect, radiator. Sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 7'6 maximum x 11'6 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and bowling green beyond, radiator.

FIRST FLOOR FAMILY BATHROOM: 6'9 maximum x 6'11 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, mixer tap over, p-shaped panel bath with wall mounted glazed shower screen and wall mounted mains shower over, uPVC double glazed window to the rear, tiled walls and floor, chrome heated towel rail, extractor fan.

#### OUTSIDE:

At the front of the property there is a portion of front garden laid to stone chippings giving a depth of 12' from the pavement.

Pathway leads to the front door. Shared side pathway gate gives access to the main rear garden.

MAIN REAR GARDEN: 29'8 in depth x 16'6 in width. It is laid mainly to lawn boasting a paved patio area. It is enclosed by timber fencing, outside light, outside tap, timber storage shed.

Please note: There is a right of way from neighbouring properties across the rear of this property.

DETACHED GARAGE: 19'9 in depth x 7'11 in width, light and

power connected with attached walk in cupboard, up and over garage door, electric heaters.

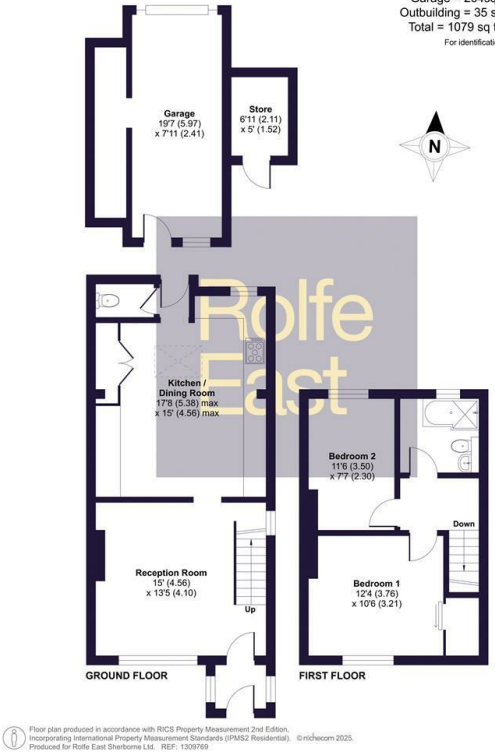






Ludbourne Road, Sherborne, DT9

Approximate Area = 840 sq ft / 78 sq m  
Garage = 204sq ft / 18.9 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 1079 sq ft / 100.1 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C	64	
(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