

# Rolfe East



## Henning Way, Milborne Port, DT9 5HN

Guide Price £415,000

- SITUATED IN A TOP RESIDENTIAL ADDRESS ON THE EDGE OF THIS POPULAR VILLAGE.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND NEARBY COUNTRYSIDE.
- SUBSTANTIAL DETACHED HOUSE OFFERING 1382 SQUARE FEET OF ACCOMMODATION.
- LOVELY GARDENS AT THE FRONT, REAR AND BOTH SIDES.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- FOUR GENEROUS BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM.
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.
- MUST BE VIEWED!

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# 2 Henning Way, Milborne Port DT9 5HN

'2 Henning Way' is a beautifully presented, spacious, detached house set in a sought-after, 'edge of village' cul-de-sac position within walking distance of the centre of the village. The property boasts fantastic space (1382 square feet), natural light and countryside walks a few steps from the front door in the nearby fields and hills. There is driveway parking for two cars leading to a single garage. There are well presented gardens on both sides and at the rear, offering a good degree of privacy and arranged for low maintenance purposes. However, there is a lovely play park and also countryside walks very nearby. This home is equipped with gas fired radiator central heating and double glazing. The well laid out accommodation briefly comprises entrance reception hall, sitting room, dining room, kitchen, utility room and downstairs WC. On the first floor there is a landing area, master double bedroom with en-suite shower room, three further generous bedrooms and family bathroom. The house is within a stone's throw of the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. This sought-after village is only a very short drive to the historic, picturesque town of Sherborne with its world-famous schools, breath-taking Abbey building, coveted High Street and market square and mainline railway station making London Waterloo directly accessible in just over two hours without changing your seat! This property is perfect for those young upsizing families making the most of the ability to work from home at the moment or cash buyers looking to move in to the area seeking the ideal village home or pied-a-terre. THIS HOME MUST BE VIEWED TO BE APPRECIATED!



Council Tax Band: E



#### ENTRANCE RECEPTION HALL

Double glazed front door, solid oak flooring, stairs to the first floor, under stairs cupboard, controls for the intruder alarm, telephone point and a radiator.

#### CLOAKROOM

Front facing double glazed window, WC, wash hand basin, tiling and a radiator.

#### SITTING ROOM - 22' 5" x 11' 11" max ( 6.83m x 3.64m max )

Front facing double glazed bay window and rear facing double glazed window, double glazed French doors, solid oak flooring, open fire place, two radiators, telephone point, television aerial point and USB sockets.

#### DINING ROOM - 15' 4" max x 9' 11" ( 4.68m max x 3.01m )

Rear facing double glazed window and a radiator.

#### KITCHEN - 11' 2" x 9' 7" ( 3.41m x 2.91m )

Rear and side facing double glazed windows, doors to the dining room and utility room, fitted kitchen with wall and base units, work surfaces, tiling, 1 1/2 bowl ceramic sink and drainer, tri fold tap with hot/cold and filtered water, integrated electric oven, integrated induction hob, integrated combi-microwave, integrated dishwasher, two integrated fridge/freezers and a kick board heater which is run from the central heating system.

#### UTILITY ROOM - 8' 6" x 8' 2" ( 2.58m x 2.50m )

Side facing double glazed window, doors to the outside, kitchen and the hallway, wall and base units, work surfaces, two built in cupboards, stainless steel sink and drainer, plumbing for a washing machine, water softener under the sink, central heating boiler which was fitted in January 2018 and USB sockets.

#### LANDING

Front facing double glazed window, radiator and access to the loft which is part boarded and has a ladder.

#### BEDROOM ONE - 13' 9" x 11' 4" max ( 4.11m x 3.46m max )

Rear facing double glazed window, built in wardrobes and a radiator.

#### EN-SUITE SHOWER ROOM

Shower cubicle, tiling, WC, wash hand basin with a cupboard underneath, shaver point with a light, radiator and an extractor fan.

#### BEDROOM TWO - 11' 11" x 10' 11" ( 3.63m x 3.34m )

Rear facing double glazed window, radiator and USB sockets.

#### BEDROOM THREE - 11' 10" x 9' 1" ( 3.61m x 2.77m )

Front facing double glazed window, built in wardrobes and a radiator.

#### BEDROOM FOUR/STUDY - 8' 7" x 7' 9" ( 2.62m x 2.36m )

Rear facing double glazed window, telephone point and a radiator.

#### FAMILY BATHROOM - 8' 3" max x 6' 2" ( 2.51m max x 1.87m )

Front facing double glazed window, Jacuzzi bath with a shower attachment, wash hand basin, WC, tiling, extractor fan and an airing cupboard with a radiator.

#### OUTSIDE

##### Front Garden

The front of the property is mainly laid to lawn with a slab path leading to the front door.

### Rear and side gardens

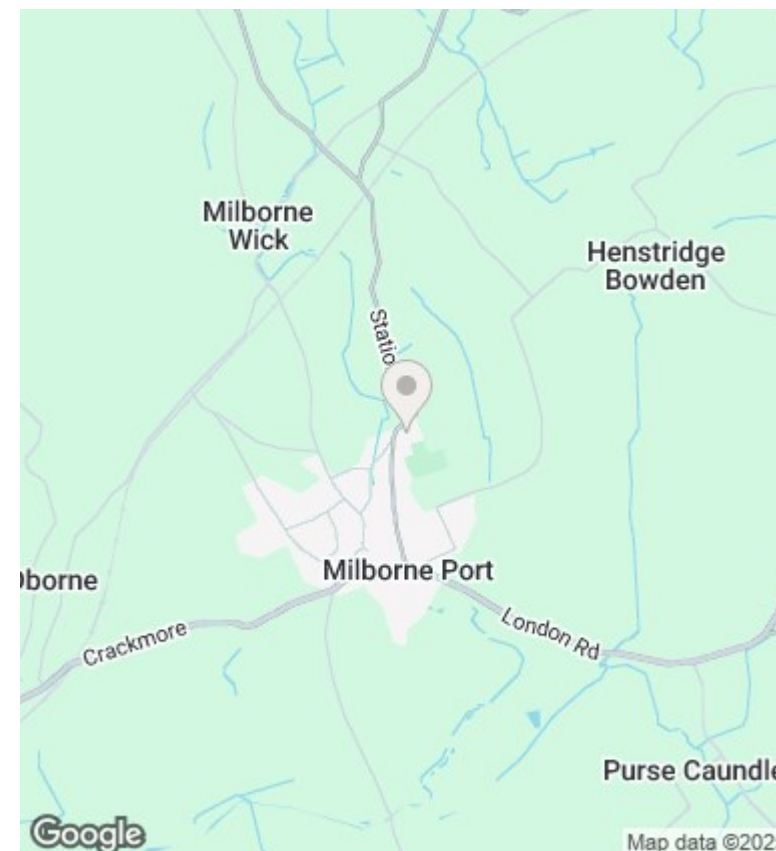
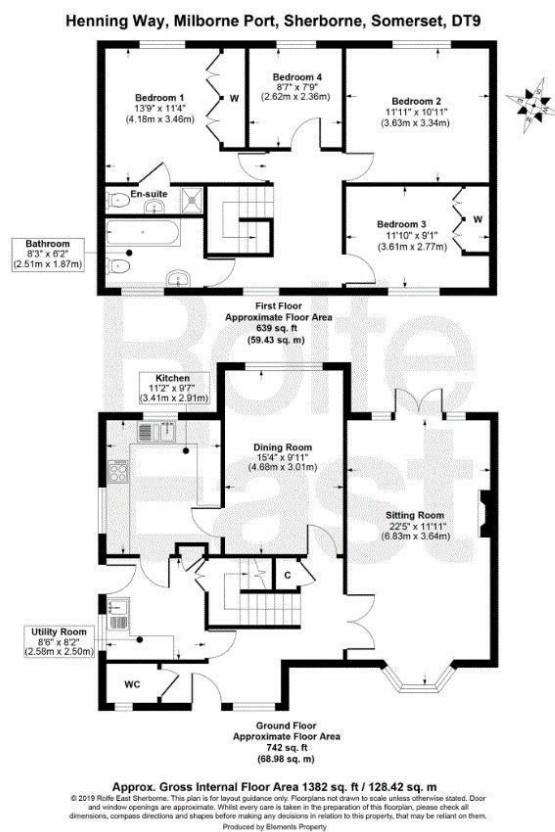
To the rear there is a fully enclosed rear garden which is mainly laid to a paved area with two lawn areas to either side, to one side there are three apple trees and to the other side there is one apple tree, from the French doors in the lounge there is an electric sun canopy, flower beds, wooden shed to the side, outside tap, outside power and access gates to the rear of the garden and to the front of the property.

### GARAGE - 17' 7" x 8' 4" max ( 5.36m x 2.54m max )

A garage with an up and over door, power, light, door to the garden and a drive to the front for two cars.







## Directions

## Viewings

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

## Council Tax Band

E

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |