

# Rolfe East



St. Pauls Close, Sherborne, DT9 4DU

Price Guide £325,000

- MATURE SPACIOUS FOUR DOUBLE BEDROOM TERRACED HOME (1310 square feet).
- POTENTIAL FOR FURTHER EXTENSION (subject to the necessary planning permission).
- GAS FIRED RADIATOR CENTRAL HEATING, uPVC DOUBLE GLAZING AND LOG BURNER.
- NO FURTHER CHAIN.
- GENEROUS SOUTH-FACING REAR GARDEN BACKING ON TO PLAYING FIELD.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.
- POPULAR CUL-DE-SAC RESIDENTIAL ADDRESS.
- PRIVATE DRIVEWAY PARKING FOR ONE CAR PLUS FREE UNRESTRICTED STREET PARKING.
- SUPERB FLOW OF NATURAL LIGHT.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

# 31 St. Pauls Close, Sherborne DT9 4DU

NO FURTHER CHAIN. AVAILABLE FOR SWIFT PURCHASE! 50' SOUTH FACING GARDEN! '31 St Pauls Close' is a mature, beautifully presented, deceptively spacious (1310 square feet), mid-terrace house offering four double bedrooms and situated in a very popular cul-de-sac location, a very short walk to the heart of this pretty Dorset town and mainline railway station to London Waterloo. The property boasts a generous, level rear garden backing on to a playing field and boasting a good degree of privacy and a sunny southerly aspect. The house has a large front garden plus a private driveway providing off road parking for one car, as well as free unrestricted street parking at the front. The property offers scope for further extension or conversion, subject to the necessary planning permission. The well-arranged, deceptively spacious accommodation is in excellent decorative order throughout and enjoys good level of natural light from a south-facing aspect at the rear. The accommodation comprises entrance porch / boot room, entrance reception hall, sitting room with cast iron log burning stove, dining room, kitchen with pantry, large utility room and ground floor WC / Cloakroom. On the first floor there is a landing area, four generous double bedrooms – the rear bedrooms enjoying views to countryside and hills beyond neighbouring properties - and a family bathroom. The property boasts mains gas fired radiator central heating throughout and uPVC double glazing. The property is a short walk to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: C



It is also a short walk to the mainline railway station, making London Waterloo directly in just over two hours. The property is perfect for those aspiring couples or families looking for their perfect Sherborne home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market.

Front pathway to front door. Double glazed and panel front door leads to

**ENTRANCE PORCH / BOOT ROOM:** 12'11 maximum x 4'1 maximum. uPVC double glazed window to the front, ceramic floor tiles, glazed door to utility room. Glazed and panelled hardwood door to

**ENTRANCE RECEPTION HALL:** 8'10 maximum x 7'5 maximum. A useful greeting area providing a heart to the home, pine staircase rises to the first floor, radiator, telephone point, cupboard houses meters. Oak panel doors lead off the entrance reception room to the main ground floor rooms.

**SITTING ROOM:** 14'5 maximum x 13'6 maximum. A beautifully presented main reception room, uPVC double glazed bay window to the front, feature fireplace alcove with cast iron log burning stove, slate hearth, radiator, TV aerial attachment. Entrance leads to

**DINING ROOM:** 11'4 maximum x 10'2 maximum. A second generous reception room, uPVC double glazed window to the rear, uPVC double glazed door open onto the rear patio and garden boasting a sunny south easterly aspect and views to hills and countryside beyond neighbouring properties, radiator. Entrance from the dining room and oak panel door from the entrance reception hall leads to

**KITCHEN:** 9'3 maximum x 14'6 maximum. A range of modern replacement Shaker-style kitchen units comprising timber effect laminated worksurface, inset one and a half sink bowl and drainer unit with mixer tap over, decorative

tiled surrounds, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for dishwasher, breakfast bar, a range of matching wall mounted cupboards and display cabinets, wall mounted cupboard houses mains gas fired boiler, ceramic floor tiles, radiator, space for upright fridge freezer. Door leads to shelved larder cupboard, uPVC double glazed window from the kitchen overlooks the rear garden boasting a sunny south easterly aspect backing onto playing field. Oak panel door from the kitchen breakfast room gives access to the

**UTILITY ROOM:** 19'9 maximum x 7'6 maximum. Laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, cupboards under, space and plumbing for washing machine, radiator, ceramic floor tiles. Glazed door leads to the front porch/boot room, multipane glazed and panel door leads to the rear porch and rear garden. Latch door leads from the utility room to store room, electric light connected. Further latch door leads from the utility room to ground floor

**WC / CLOAKROOM:** Fitted low level WC, ceramic floor tiles, uPVC double glazed window to the rear.

Pine staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 9'9 maximum x 5'1 maximum. Ceiling hatch to loft storage space, door leads to shelved cupboard space, oak panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 12'8 maximum x 12'5 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, doors lead to fitted wardrobe cupboard.

**BEDROOM TWO:** 10'8 maximum x 10'11 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, door leads to fitted wardrobe cupboard space.

**BEDROOM THREE:** 11' maximum x 10'2 maximum. A third double bedroom,

uPVC double glazed window to the rear over looks the garden boasting a sunny south easterly aspect enjoying views across playing fields to hills and countryside beyond neighbouring properties, radiator. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

**BEDROOM FOUR:** 11' maximum x 7'5 maximum. A fourth double bedroom, uPVC double glazed window to the rear boasting a sunny south easterly aspect and nice views, radiator, fitted shelving.

**FAMILY BATHROOM:** 9'2 maximum x 6'2 maximum. A modern replacement white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, timber effect flooring, uPVC double glazed window to the rear, extractor fan, demister mirror, inset feature ceiling lighting, chrome heated towel rail.

#### OUTSIDE:

At the front of the property there is a front garden giving a depth of 25'5 from the pavement. This substantial front garden is laid to stone chippings and boasts a variety of shaped flowerbeds and borders, including some mature plants and shrubs.

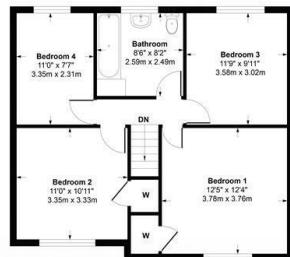
A dropped curb gives access to a private driveway providing off road parking for 1 car, space to store recycling containers and wheelie bins.

The **MAIN GARDEN** is situated at the rear of the property and measures 50' in depth x 28'5 in width. It is laid mainly to lawn and enclosed by timber panel fencing and boasts a sunny south easterly aspect and backs onto a school playing field enjoying a good degree of privacy. There are lovely views beyond neighbouring properties to hills and countryside beyond, paved patio seating area providing quite the sun trap, outside tap, garden shed, a variety of well stocked flowerbeds and borders.





St Pauls Close, Sherborne, Dorset, DT9

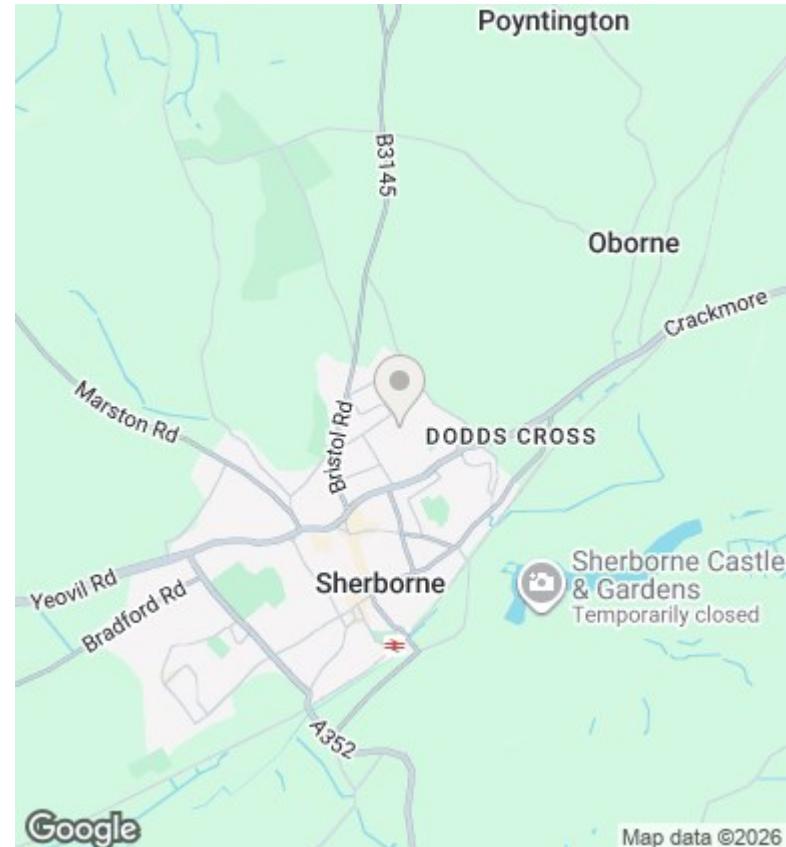


First Floor  
Approximate Floor Area  
616 sq.ft  
(57.23 sq.m)



Ground Floor  
Approximate Floor Area  
694 sq.ft  
(64.49 sq.m)

Approximate Gross Internal Floor Area 1,310 sq. ft / 121.72 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. Whilst 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC