

Rolfe East



Bede Street, Sherborne, DT9 3SD

Guide Price £475,000

- FOSTERS FIELD - TOP ADDRESS BUILT BY AWARD WINNING BUILDER IN 2006.
- SOUTH FACING REAR GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.
- OPEN PLAN KITCHEN DINING ROOM WITH SOUTH FACING DOORS ON TO REAR GARDEN.
- VACANT - NO FURTHER CHAIN.
- SPACIOUS SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS (1420 square feet).
- GATED PRIVATE DRIVEWAY PARKING FOR 1-2 CARS PLUS SINGLE GARAGE.
- POSSIBLY THE MOST POPULAR ADDRESS IN SHERBORNE!
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND GREAT VIEWS OVER SHERBORNE.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

15 Bede Street, Sherborne DT9 3SD

FOSTERS FIELD! LOW-MAINTENANCE SOUTH FACING REAR GARDEN! PREMIUM RESIDENTIAL ADDRESS NEAR TO TOWN CENTRE! BUILT BY TOP BUILDER C.G FRY IN 2006! THREE DOUBLE BEDROOM SEMI DETACHED PERIOD-STYLE HOME! GARAGE AND ENCLOSED GATED PARKING! SITUATED ON A PRETTY STREET SCENE! EN-SUITE SHOWER ROOM! DOWNSTAIRS CLOAKROOM! GAS CENTRAL HEATING AND DOUBLE GLAZING! This lovely home in Bede Street is one of a number of properties built in 2005 / 2006 by C G Fry, the renowned, award-winning Poundbury developer. The house has been finished to a very high standard throughout and boasts uPVC double glazed windows and French doors and gas fired radiator central heating. The spacious accommodation briefly comprises entrance reception hall, lounge, kitchen/dining room and downstairs cloakroom. On the first floor there is a lovely landing, two double bedrooms and family bathroom. On the second floor there is a landing area, huge master bedroom with dual aspect, lovely views and en-suite shower room / WC. There is a lovely south-facing rear garden measuring 33' in depth x 20'2" in width enjoying lots of sun. The property is situated amongst other, individually designed, bespoke, period-style houses all built by C G Fry in a exclusive residential area only a short walk to the famous, historic town centre of Sherborne. This includes the popular high street culture with its boutique stores, artisan bakeries, gastro pubs, restaurants and cafes, the impressive, historic Abbey building and Alms Houses, the famous Sherborne boys and girls schools and the mainline railway station making London Waterloo in just over 2 hours without changing your seat. 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. THIS PROPERTY SIMPLY MUST BE VIEWED TO BE APPRECIATED. NO FURTHER CHAIN.



Council Tax Band: D



Paved pathway to storm porch. Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: 14'8 maximum x 7'3 maximum. A useful greeting area proving a heart to the home, staircase rises to the first floor, hardwood flooring, radiator, moulded skirting boards and architraves, telephone point. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 13'5 maximum x 11'11 maximum. A well-presented main reception room, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, hardwood flooring, period style stone fire surround and hearth with living flame gas fire, TV point, telephone point, radiator.

OPEN PLAN KITCHEN DINING ROOM: 19'4 maximum x 9'9 maximum. A generous main open plan living space enjoying a range of panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel gas hob, a range of drawers and cupboards under, integrated Smeg dishwasher, inset one and a half stainless steel sink bowl and drainer unit with mixer tap over, space and plumbing for washing machine, integrated fridge and freezer, stainless steel electric oven and grill, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted cupboard houses gas fired boiler, uPVC double glazed window to the rear overlooks the rear garden, ceramic floor tiles, radiator, double glazed door opens on to the rear garden, uPVC double glazed double French doors opening on to the rear garden all boasting a sunny southerly aspect.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: Low level fitted WC, pedestal wash basin, tiled splashback, radiator, hardwood flooring, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING. A generous landing area measuring 17'1 maximum x 7'3 maximum. Potential office space, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves. Panel door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the first-floor landing to the first-floor rooms.

BEDROOM TWO: 12' maximum x 13'4 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, telephone point.

BEDROOM THREE: 12'2 maximum x 11'10 maximum. A third generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect, radiator, moulded skirting boards and architraves, telephone point.

FAMILY BATHROOM: 9' maximum x 6'1 maximum. A fitted white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, shower rail, tiling to splash prone areas, uPVC double glazed window to the rear, radiator, extractor fan.

Staircase rises from the first floor landing to the second floor. Second floor landing. Panel door leads to

MASTER BEDROOM: 18'9 maximum x 13'11 maximum. A simply huge main double bedroom enjoying a light dual aspect with uPVC double glazed dorma windows to the front and rear, rear enjoying a sunny southerly aspect and views towards Sherborne town incorporating Sherborne old castle to hills beyond, two radiator, moulded skirting boards and architraves, TV point. Panel doors leads to fitted wardrobe cupboard space, ceiling hatch to loft storage space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'11 maximum x 6'2 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas,

moulded skirting boards and architraves, extractor fan, double glazed Velux ceiling window to the rear, shaver point, chrome heated towel rail.

OUTSIDE:

At the front of the property, a wrought iron gate and wrought iron railings enclose a small front garden area laid to stone chippings, paved pathway leads to storm porch.

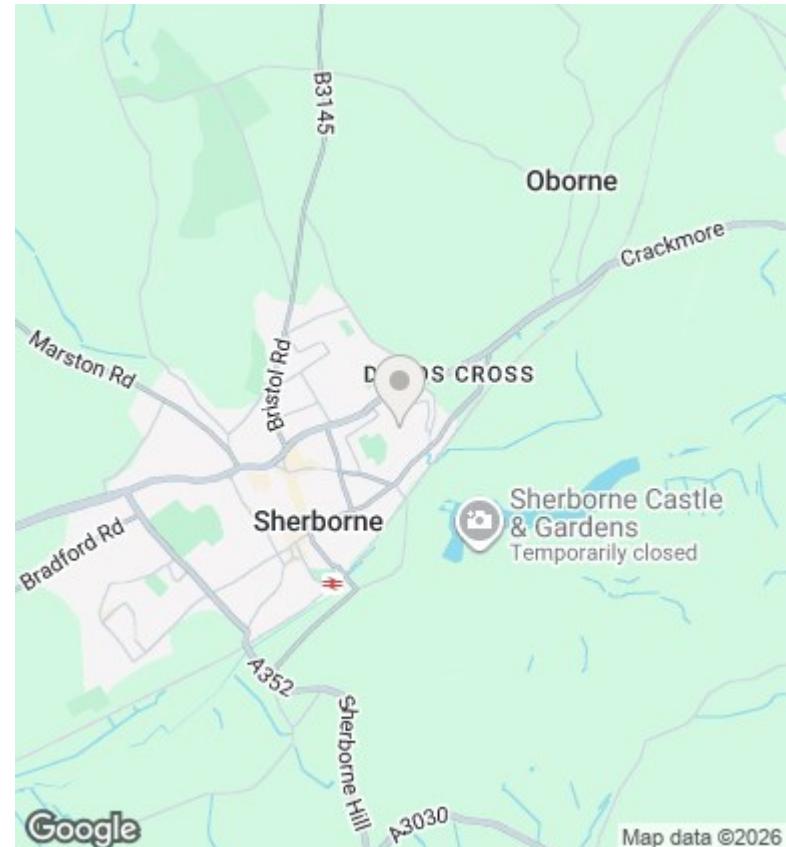
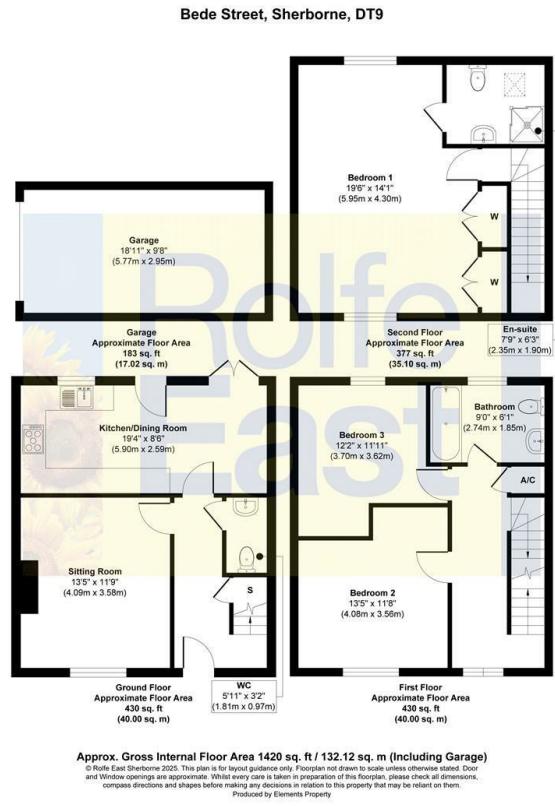
The MAIN GARDEN is situated at the rear of the property and measures 33' in depth x 20'2 in width. It is arranged for low maintenance purposes and laid mainly to paving, paved patio seating area, outside light, outside tap. The rear garden is enclosed by timber fencing and brick walls, enjoys a good degree of privacy and sunny south facing aspect, a variety of mature trees, shrubs, well stocked flowerbeds and borders, ornamental water feature. Entrance leads to

GATED DRIVEWAY AREA at the rear, measuring 27'9 in depth x 10' in width. Double timber gates give access to an enclosed driveway providing off road parking for one to two cars, areas to store recycling containers and wheelie bins.

SINGLE GARAGE: 18'11 in depth x 9'8 in width. Metal up and over garage door, rafter storage above, light and power connected.







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		
(81-91)	B		84
(69-80)	C		74
(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	