



Connells

Kearvell Place
SHERBORNE



Property Description

This well presented three bedroom family home is thoughtfully arranged over three levels, offering generous living space and modern features throughout.

The ground floor features a modern kitchen/diner with french doors opening directly onto a low maintenance rear garden ideal for relaxing or entertaining.

The first floor boasts a bright and airy lounge with Juliet balcony and the master bedroom with ensuite. On the second floor the additional two bedrooms are served by a contemporary family bathroom. Additional features include a garage, off street parking and ample storage throughout.

This is an ideal property for growing families or professionals looking for space, comfort and convenience.

Entrance Hall

Composite door to the front, stairs to the front floor, electric consumer unit, wall cupboard with telephone point.

Ground Floor

Study / Dining Room

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to the front and a radiator.

Kitchen

13' x 12' 9" max (3.96m x 3.89m max)

Fitted kitchen with wall and base units and a breakfast bar, integrated double oven and induction hob, integrated washing machine, dishwasher and fridge freezer, sink and drainer, understairs cupboard, cupboard housing the boiler, radiator and double glazed french doors and window to the rear.

Cloakroom

Wash hand basin with vanity unit, WC, radiator and extractor fan.

First Floor

Landing

Stairs to the second floor landing and an under stairs cupboard.

Lounge

13' x 9' 1" (3.96m x 2.77m)
Double glazed windows to the front and side, juliet balcony with double glazed french doors, radiator and a television aerial socket.

Bedroom One

10' 1" plus recess x 9' 6" (3.07m plus recess x 2.90m)
Two double glazed windows to the rear and a radiator.

Ensuite

6' 7" max x 4' 5" max (2.01m max x 1.35m max)
Shower cubicle, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

Second Floor

Landing

Access to the loft via a ladder.

Bedroom Two

13' x 10' 2" max (3.96m x 3.10m max)
Two double glazed windows to the front and one to the side and a radiator.

Bedroom Three

12' 11" x 9' 8" max (3.94m x 2.95m max)
Two double glazed windows to the rear and a radiator.

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)
Bath with mixer taps and a shower over, wash hand basin with vanity unit, WC, extractor fan and a heated towel rail.

Parking

Two off street parking spaces and a garage with the property.

Garage

19' 2" x 9' 6" (5.84m x 2.90m)
Up and over door, door leading to the garden, power, lighting and storage in the eaves.

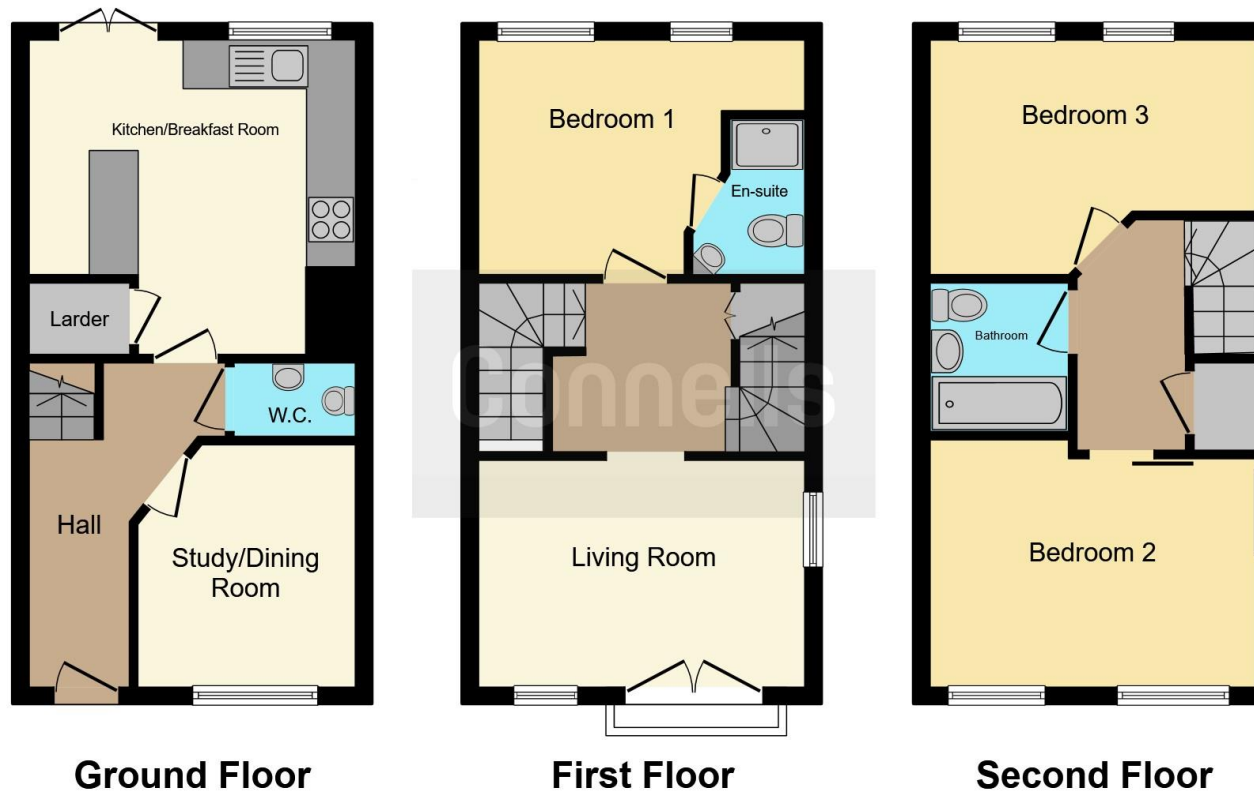
Rear Garden

To the rear there is a patio seating area off the kitchen/diner with an arch leading on to the lawn and path to the rear gate, shed and outside power and tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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