



Property Location

This 4-bedroom family home is located in a quiet residential area of the popular West Dorset market town of Sherborne, within close walking distance of the local schools, shops and the town centre.

2 St. Catherines Crescent, Sherborne, Dorset, DT9 6DD

Approximate Gross Internal Area = 116.8 sq m / 1257 sq ft
 Garage / Store = 16.2 sq m / 174 sq ft
 Total = 133.0 sq m / 1431 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID976629)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

St Catherines Crescent, Sherborne

Offers In Excess Of £499,950



2 St Catherines Crescent
Sherborne
DT9 6DD

Key features:

- Detached House
- Chain Free
- Gardens to Front and Rear
- Garage and Carport
- Driveway Parking for 2-3 Cars
- Two Receptions
- Gas Central Heating
- Desirable Location



Why you'll like it

HUGE POTENTIAL! This 4 bedroom detached house in a desirable residential area of the Dorset market town of Sherborne. With gardens to front and rear, garage, carport and driveway parking, internally the house has been newly decorated and carpeted throughout. Briefly the accommodation comprises: 2 receptions, kitchen, downstairs shower room, 3 double bedrooms, 1 single bedroom and family bathroom. Great potential for additional renovation or extension (subject to planning).

ENTRANCE HALL A double glazed door opens from the left-hand side of the house into the main ground floor hallway. Doors leading to all downstairs rooms. White walls and grey carpet. Radiator and telephone point. Under stairs cupboard.

SITTING ROOM 16' 4" x 12' 5" (5m x 3.8m) Large reception room with front aspect double glazed window. White walls and grey carpet. Radiator and aerial point. Stone fireplace with gas fire.

DINING ROOM 12' 5" x 10' 4" (3.8m x 3.15m) Large reception room with double glazed window and French doors opening into the front garden. White walls and grey carpet. Radiator.

KITCHEN 11' 3" x 10' 2" (3.45m x 3.1m) With double glazed window to the rear and door to the side giving access to the rear garden and side passage. Grey-painted wooden kitchen units with glass panels to the wall units. Cream laminate work-surface and cream/orange wall tiles. Cream textured carpet and white painted walls. Appliance spaces for washing machine and dishwasher. Integrated double AEG electric oven and Stoves electric hob.

SHOWER ROOM Ground floor shower room with white WC and hand wash basin. Large shower cubicle with thermostatic shower control. Double glazed window to the rear. White walls, light pink wall tiles in the shower enclosure and cream floor tiles.

BOILER ROOM Storage room housing the Worcester Greenstar gas boiler. Double glazed window to the rear. Vinyl flooring and whitewalls. Plenty of space for coats, shoes etc storage.

STAIRS AND LANDING Grey carpeted stairs rise and double up to the first floor landing. A large double glazed window creates a sense of space and light across the first floor, overlooking the rear garden. White painted walls. Loft hatch and large airing cupboard with slatted shelving and the hot water tank.

BEDROOM ONE 12' 5" x 10' 4" (3.8m x 3.15m) Large double bedroom with double glazed window to the front. White walls and grey carpet. Built in wardrobes. Radiator and aerial point.

BEDROOM TWO 10' 2" x 9' 6" (3.1m x 2.9m) Double bedroom with rear aspect double glazed window. White walls and grey carpet. Built in wardrobe. Radiator.

BEDROOM THREE 12' 5" x 9' 2" (3.8m x 2.8m) Double bedroom with front aspect double glazed window. White walls and grey carpet. Built in wardrobe. Radiator.

BEDROOM FOUR 10' 4" x 6' 10" (3.15m x 2.1m) Good sized single bedroom with front aspect double glazed window. White walls and grey carpet. Built in cupboard. Radiator.

BATHROOM Large family bathroom with cream suite of bath with attached shower above, WC and pedestal basin. Two double glazed windows to the rear. Cream vinyl flooring and cream wall tiling. Radiator.

GARAGE / STORE Single attached garage with 'up and over' door to the front from the driveway. Power and lights internally. Double glazed window to the side. Separate brick walled store to the rear of the garage with wooden door from the garden - ideal garden tool or wood store.

DRIVEWAY AND GARDENS The driveway has parking for 2-3 cars with a carport covering the area adjacent to the garage / house. The house has gardens to the front and the rear with passages and gates giving access to the rear on both sides of the house.

The front garden is mostly laid to lawn with a wooden summer house nestling beneath the mature trees and shrubs bordering the garden. There is a small patio area and decorative brick work creating a wall between the garden and the driveway.

To the rear the garden is over 2 levels and again is laid to lawn with mature borders. There is a garden shed. Subject to planning there is ample space for a rear extension or conservatory addition, opening up the rear of the house to the garden.

