Rolfe East

St. Catherines Crescent, Sherborne, DT9 6DD

Offers In Excess Of £475,000

- DETACHED DOUBLE-FRONTED HOUSE WITH FOUR DOUBLE BEDROOMS (1694 sq ft).
- LARGE LEVEL REAR GARDEN WITH SUNNY SOUTH WESTERLY ASPECT.
- CONSERVATORY.
- VACANT - NO FURTHER CHAIN.
- TWO STOREY EXTENSION.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXCELLENT FLOW OF NATURAL LIGHT.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR THREE CARS.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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25 St. Catherines Crescent, Sherborne DT9 6DD

UNEXPECTEDLY RE-AVAILABLE! TWO STOREY EXTENSION ON REAR - FOUR DOUBLE BEDROOMS! VACANT - '25 St Catherines Crescent' is a mature, detached, double-fronted, extended house (1694 square feet) situated in a very popular residential address on the western side of Sherborne. There is off road driveway parking for two to three cars leading to a single garage. There is a large front garden providing potential for more off-road parking, subject to the necessary planning permission. The property benefits from a large, level southwest facing private garden. It is only moments from a local convenience store plus it is a short walk to the boutique high street, town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The house benefits from mains gas fired radiator central heating and uPVC double glazing. The deceptively spacious accommodation is flexible, arranged over two floors and enjoys excellent levels of natural light from dual aspects. The accommodation comprises entrance reception hall, sitting room, dining room, conservatory, open-plan kitchen / breakfast room, utility room and WC / Cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, three further double bedrooms and family bathroom. The house offers tremendous scope to extend or reconfigure, subject to the necessary planning permission. The house is a very short walk to Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the Southwest 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. MUST BE VIEWED!

4 3 3 D

Council Tax Band: E

Pathway to front door, outside light. uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 12’11 maximum x 5’11 maximum. A useful greeting area providing a heart to the home, radiator, hardwood parquet flooring, staircase rises to the first floor. Door leads to large under stairs cupboard space with electric light connected. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17’2 maximum x 11’5 maximum. A beautifully presented main reception room with period-style stone fire surround and hearth, living flame gas fire, large uPVC double glazed window to the front, hardwood parquet flooring, two radiators, TV point, telephone point, uPVC double glazed double French doors open to the conservatory. When open providing a full through-measurement of 33’9 maximum.

CONSERVATORY: 14’11 maximum x 11’1 maximum. uPVC double glazed double French doors open onto the rear garden, two uPVC double glazed windows to the rear enjoying a sunny south westerly aspect, uPVC double glazed windows to the side, ceramic floor tiles, light and power connected, radiator, TV ariel attachment. uPVC double glazed French doors lead from the conservatory through to the dining room. When open providing a full through-measurement of 25’2 maximum.

DINING ROOM: 14’2 maximum x 9’8 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear overlooks the rear garden enjoying a sunny south westerly aspect, radiator, ceramic floor tiles. Multi-pane glazed door leads to the side lobby.

Multi-pane glazed door from the entrance reception hall leads to the

KITCHEN BREAKFAST ROOM: 17’2 maximum x 9’8 maximum. A superb open-plan living space enjoying a light dual aspect with uPVC double glazed windows to the front and side. An extensive range of white panelled kitchen units comprising, laminated worksurface and tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, space and point for oven with gas and electric connection, a range of drawers and cupboards under, space and plumbing for washing machine, space for fridge freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted concealed cooker hood extractor fan, floor tiles, radiator, wall mounted Worchester Bosch gas fired boiler. Entrance from the kitchen breakfast room and from the dining room leads to the

SIDE LOBBY: uPVC double glazed door to the side. Multi-pane glazed door leads from the side lobby to the

UTILITY ROOM: 10’1 maximum x 5’ maximum. Laminated worksurface, tiled splash back, stainless steel sink bowl and drainer unit, a range of drawers and cupboards under, space and plumbing for washing machine, space for freezer, a range of matching wall mounted cupboards, ceramic floor tiles, extractor fan.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 5’4 maximum x 3’1 maximum. Fitted low level WC, wash basin over storage cupboards, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: Ceiling hatch to loft storage space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 17’1 maximum x 11’6 maximum. A large double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, rear overlooks the rear garden and boasts a sunny south westerly aspect, two radiators.

BEDROOM TWO: 13’1 maximum x 9’8 maximum. A generous second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator. Panel door leads to

EN-SUITE BATHROOM: 9’7 maximum x 5’ maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, laminated worksurface with cupboard under, shaver light and point, radiator, tiling to splash prone areas and floor, uPVC double glazed window to the side.

BEDROOM THREE: 8’9 maximum x 10’ maximum. Another twin/double room, uPVC double glazed window to the side, radiator, shelved alcove.

BEDROOM FOUR: 10’3 maximum x 8’8 maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator.

FAMILY BATHROOM: 6’9 maximum x 5’10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with shower rail over, wall mounted electric shower over, uPVC double glazed window to the front, shaver light and point, radiator, tiled walls.

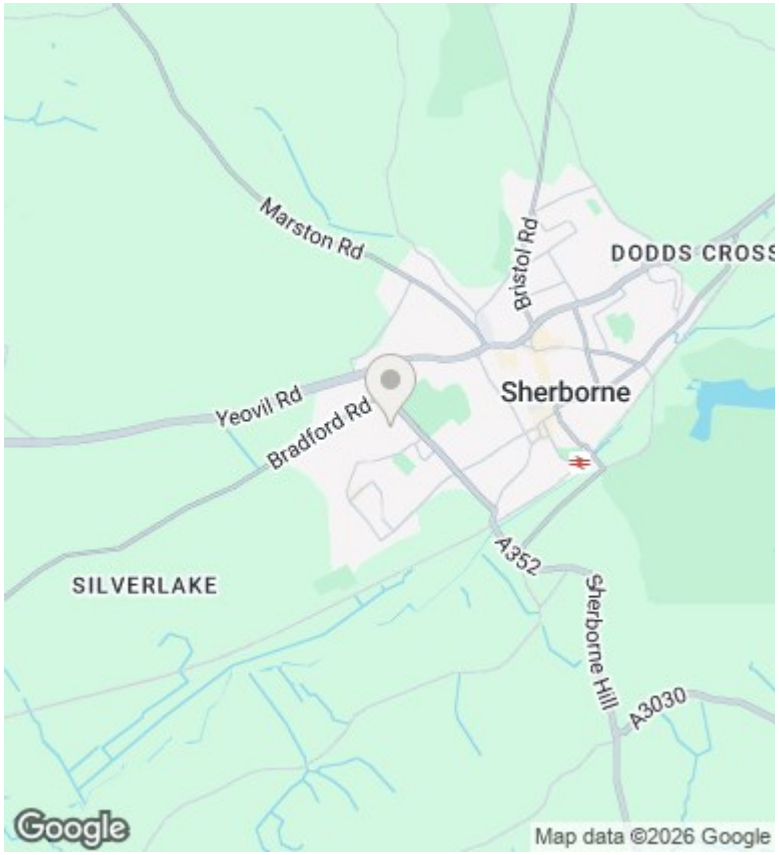
OUTSIDE:
At the front of the property is a pretty lawned garden giving a good depth from the road of 29’8. The front garden is laid to lawn and boasts a variety of shaped flowerbeds and borders well stocked with mature plants and shrubs. Pathway leads to front door with outside light.

Dropped curb gives private access to a private driveway providing off road parking for 3 cars with scope for more. Driveway has an outside tap and leads to

GARAGE: 16’9 maximum in depth x 8’3 maximum in width. Metal up-and-over garage door, light and power connected, uPVC double glazed personal door to the side.

Timber gate from the driveway area gives access to a side pathway, outside light, leading to the

MAIN REAR GARDEN: 56’ in depth approximately x 43’ in width. This level rear garden is laid mainly to lawn and enclosed by timber panel fencing. It enjoys a good degree of privacy and a sunny south west facing aspect. There is a sunken paved patio providing quite the sun trap, outside lighting, timber garden shed, a variety of well stocked flowerbeds and borders enjoying a selection of mature shrubs, hedges, trees and plants, side storage area, rain water harvesting butt.



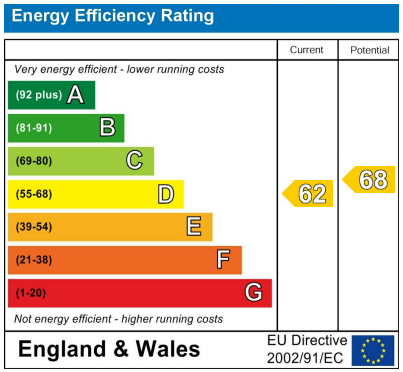
Directions

Viewings

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

Council Tax Band

E



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