

Rolfe East



Wheathill Way, Milborne Port, DT9 5EZ

Best Offers Over £300,000

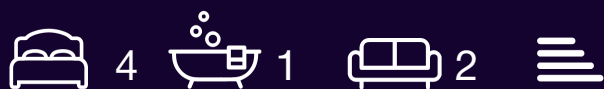
- SIMPLY STUNNING EXTENDED 3-4 BEDROOM SEMI-DETACHED HOUSE.
- DRIVEWAY PARKING FOR TWO CARS.
- STUDIO OFFICE ROOM / OCCASIONAL GROUND FLOOR BEDROOM FOUR.
- SHORT DRIVE TO SHERBORNE TOWN AND TWO RAILWAY STATIONS TO LONDON.
- FULLY REFURBISHED TO A HIGH STANDARD THROUGHOUT.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- UTILITY ROOM AND SEPARATE BOOT ROOM.
- PRIVATE ENCLOSED LEVEL REAR GARDEN ENJOYING SOUTH EASTERLY ASPECT.
- OPEN PLAN KITCHEN DINER WITH BI-FOLDING DOORS OPENING ON TO GARDEN.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES AND NEARBY COUNTRYSIDE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

55 Wheathill Way, Milborne Port DT9 5EZ

'55 Wheathill Way' is a large, beautifully presented, extended, semi-detached house set in a very popular residential address on the edge of the pretty village of Milborne Port, within walking distance of the coveted village centre amenities. The property boasts a private, level rear garden with sunny easterly aspect. The property benefits from a driveway parking area for two cars at the side. This superb home has been extended and finished to an excellent standard throughout and has had a recent contemporary kitchen fitted, utility room and decoration throughout. The property is equipped with mains gas fired radiator central heating and uPVC double glazing. The spacious living accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room, open-plan kitchen / dining room, utility room, downstairs WC / cloakroom, office / ground floor bedroom four and boot room. On the first floor there is a landing area, three double bedrooms and a family bathroom. There are superb rural walks from nearby the front door – ideal as you do not have to put the dogs or the children in the car! The house is a short walk to the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery. It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. The historic town centre of Sherborne is only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also only a short drive to two railway stations to London Waterloo. BE QUICK!



Council Tax Band: B



Sherborne has also won the award for the best place to live in the South West by The Times 2024. It also has 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway to storm porch with outside light, uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 7'9 maximum x 5'11 maximum. A generous greeting area providing a heart to the home, wide staircase rises to the first floor, painted panelling and mouldings, oak effect laminated worksurface, contemporary graphite radiator, fitted cupboards and bookshelves. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 13' maximum x 11'9 maximum. A beautifully presented main reception room, uPVC double glazed window to the front enjoying a sunny westerly aspect, moulded skirting boards and architraves, oak effect laminate flooring, radiator, telephone point, TV point. Oak glazed door from the sitting room leads to the

KITCHEN / DINING ROOM: 15'1 maximum x 11'7 maximum. A simply stunning open-plan living area enjoying a range of tasteful contemporary kitchen units comprising oak worksurface and surrounds, inset stainless steel sink bowl with mixer tap over, inset electric induction hob with stainless steel electric oven under, a range of drawers, pan drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit LED lighting, wall mounted stainless steel cooker hood, glass splash back, ceramic floor tiled, moulded skirting boards and architraves, inset ceiling lighting, contemporary radiator, double glazed bi-folding doors open onto the main rear garden enjoying an easterly aspect. Oak door leads to large understairs storage cupboard space with electric light and power connected, tiled floor. Entrance from the kitchen dining room leads to the

UTILITY ROOM: 5'8 maximum x 6'5 maximum. A range of matching fitted units comprising oak worksurface and surrounds, cupboards under, space and plumbing for washing machine, matching wall mounted cupboards, wall mounted mains gas combination boiler, ceramic floor tiles, contemporary radiator, moulded skirting boards and architraves, uPVC double glazed door to the rear. Oak door from the utility room leads to

CLOAKROOM / WC: 4'5 maximum x 5'2 maximum. Fitted low level WC, wash basin over storage cupboard with mixer tap over, tiled surrounds, tiled floor, chrome heated towel rail, extractor fan.

Oak glazed door from the entrance reception hall leads to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FOUR: 8'7 maximum x 10'3 maximum. uPVC double glazed window to the front, oak effect laminate flooring, moulded skirting boards and architraves, wall mounted electric heater.

Oak door from the studio room leads to

BOOT ROOM / REAR LOBBY: 7'2 maximum x 7'6 maximum. uPVC double glazed double doors open to the rear of the property, oak effect laminate flooring, moulded skirting boards and architraves.

Staircase rises from the entrance hall to the first floor landing, painted panelling, moulded skirting boards and architraves, contemporary radiator, ceiling hatch to loft space. Oak doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13' maximum x 8'1 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and enjoys views to countryside and hills beyond neighbouring properties, radiator, moulded skirting boards and architraves, TV point, telephone point, full height mirrored doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 12'4 maximum x 8'1 maximum. A second double

bedroom, uPVC double glazed window to the front, moulded skirting boards and architraves, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE / OFFICE: 8'1 maximum x 7' maximum. A generous third bedroom, uPVC double glazed window to the front, moulded skirting boards and architraves, TV point, telephone point.

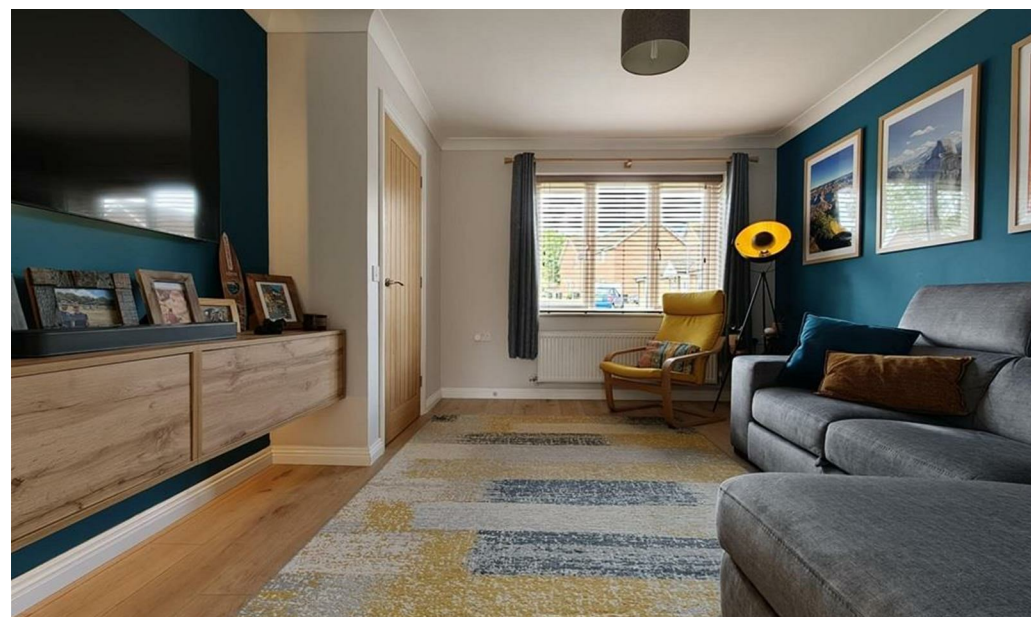
FAMILY BATHROOM: 6'11 maximum x 6'9 maximum. A luxury modern white suite comprising low level WC, wash basin in timber effect worksurface, cupboards under, panelled bath with glazed shower screen over with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, inset ceiling lighting, mirrored bathroom cabinet with demister and illuminated function, uPVC double glazed window to the rear.

OUTSIDE:

At the front of the property is a portion of level lawned garden giving a good depth from the pavement. The front garden enjoys box hedges and a variety of mature flowerbeds and borders, paved pathway leads to storm porch and outside light.

A dropped curb gives shared vehicular access to the side of the property leading to a **PRIVATE DRIVEWAY AREA** providing off road parking for 2 vehicles, area to store recycling containers and wheelie bins. Timber gate from the driveway area gives access to the

MAIN REAR GARDEN: 33' maximum in depth x 17'3 maximum in width. This level rear garden is beautifully landscaped and laid mainly to lawn. Timber decked patio seating area with outside lighting and outside power point, rain water harvesting butts, rear storm porch. At the rear of the garden there is a stone paved patio seating area and a variety of timber boarded flowerbeds enjoying a selection of mature trees, plants and shrubs, low level ambient lighting.





Directions

Viewings

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

Council Tax Band

B



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