Rolfe East







Granville Way, Sherborne, DT9 4AT

Price Guide £289,950

- MODERN TERRACED HOUSE IN EXCELLENT RESIDENTIAL ADDRESS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- POTENTIAL FOR EXTENSION (subject to planning permission).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LEVEL EAST-FACING ENCLOSED REAR GARDEN.
- THREE GENEROUS BEDROOMS.
- RECENTLY REPLACED BATHROOM AND REFURBISHED GROUND FLOOR WC / CLOAKROOM.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR.
- EXCELLENT LEVELS OF NATURAL WITH WEST-TO-EAST ASPECT.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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64 Granville Way, Sherborne DT9 4AT

WITH GARAGE! ‘64 Granville Way’ is a modern, terraced house situated in a very popular residential address on the outskirts of Sherborne town, a short walk to the pretty town centre and the mainline station to London Waterloo. This lovely home has a level, lawned rear garden enjoying an easterly aspect and a single garage plus driveway parking for one car. It benefits from good levels of natural light from a sunny west-to-east aspect. It is enhanced by timber double glazing and is heated by a mains gas fired radiator central heating system. The accommodation is well arranged over two floors and comprises entrance reception hall, sitting room / dining room, kitchen and refurbished ground WC / cloakroom. On the first floor there is a landing area, three generous bedrooms and a recently replaced, stylish family bathroom (by Bathroom Inspirations of Dorchester). There is plenty of potential to add an extension at the rear, subject to the necessary permission. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short walk 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 a short walk to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has also 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.

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Council Tax Band: D





Steps rise to storm porch. Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: 10'6 maximum x 2'11 maximum. A useful greeting area providing a heart to the home, radiator, ceramic floor tiles, telephone point, staircase rises to the first floor. Doors lead off the entrance hall to the main ground floor rooms.

OPEN-PLAN SITTING ROOM / DINING ROOM: 19'6 maximum x 15'6 maximum. An impressive main reception room enjoying an impressive level of natural light, double glazed double French doors open on to the rear garden, double glazed windows to the rear garden, two radiators, telephone point, TV point, ceramic floor tiles, door leads to under stairs storage cupboard space.

KITCHEN BREAKFAST ROOM: 9'7 maximum x 9'7 maximum. A range of contemporary kitchen units comprising laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset mains gas hob, stainless steel electric oven under, stainless steel splash back, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, space for under counter fridge, space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, glazed display cabinet, wall mounted concealed cooker hood extractor fan, wall mounted mains gas fired central heating boiler, double glazed window to the front enjoying outlooks to park area, radiator.

CLOAKROOM / WC: 5'7 maximum x 2'8 maximum. Low level fitted WC, wall mounted wash basin, radiator, ceramic floor tiles, double glazed window to the front.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 15'4 maximum x 5'9 maximum. Ceiling hatch to loft storage space. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves, pump for shower. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 9'6 maximum x 10'9 maximum. A double bedroom, double glazed window to the rear, radiator, panel doors lead to fitted wardrobe.

BEDROOM TWO: 8'11 maximum x 9'4 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM THREE: 9' maximum x 6'4 maximum. A generous third bedroom, uPVC double glazed window to the front, views to parkland, radiator.

FAMILY BATHROOM: 6' maximum x 6' maximum. A modern white suite comprising wash basin over storage units, fitted low level WC, tiled panel bath with glazed shower screen over, wall mounted mains shower over, double glazed window to the front, tiling to splash prone areas, tiled floor, chrome heated towel rail, illuminated demister mirror with shaver point and Bluetooth speakers, electric toothbrush point, extractor fan, low level dimmable light.

OUTSIDE:
At the front of the property steps rise to a storm porch. There are a variety of flowerbeds, at the front of the property. There is free, unrestricted parking outside the front of the house.

The MAIN GARDEN is situated at the rear of the property

measuring approximately 34’ maximum in length by 17’5 maximum in width. It is level and laid to lawn enclosed by timber panel fencing. Patio seating area, outside light, outside tap. Rear garden boasts an easterly aspect. Timber gate at the rear of the garden gives access to a driveway providing off road parking for 1 car.

SINGLE GARAGE: 17’1 maximum in depth x 8’2 maximum in width. Rafter storage above, light and power connected, up-and-over garage door, personal door leads to the rear garden.









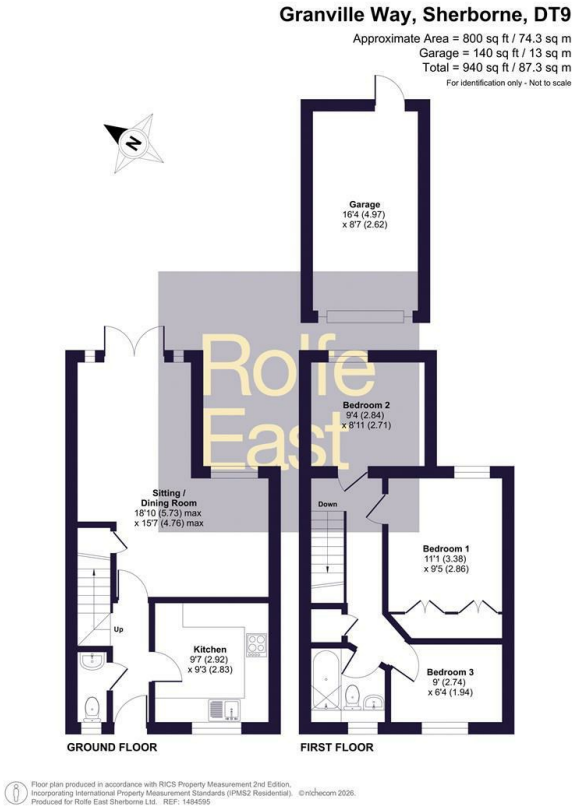














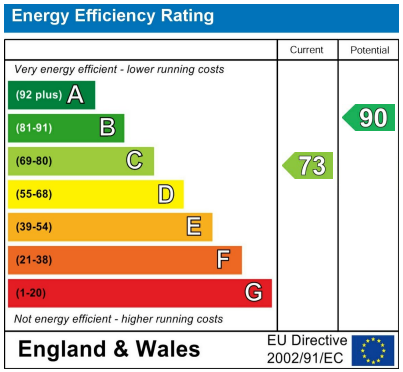
Directions

Viewings

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

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