

Rolfe East



Manor Road, Milborne Port, DT9 5BL

Offers In Excess Of £235,000

- MATURE SEMI-DETACHED HOUSE WITH THREE BEDROOMS AND FIRST FLOOR BATHROOM.
- POPULAR RESIDENTIAL ADDRESS.
- LEAN-TO GARDEN ROOM, UTILITY ROOM AND GROUND FLOOR CLOAKROOM / WC.
- VACANT - NO FURTHER CHAIN.
- LARGE LEVEL SOUTH-FACING REAR GARDEN - PLOT EXTENDING TO 0.11 ACRES APPROX.
- SUPERB POTENTIAL FOR EXTENSION (subject to the necessary planning permission).
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.
- DRIVEWAY WITH SCOPE FOR MORE AND GARAGE (subject to planning permission).
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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37 Manor Road, Milborne Port DT9 5BL

'37 Manor Road' is a mature, semi-detached house situated in a popular, residential village address, a very short walk to the heart of this prestigious village on the Somerset / Dorset borders. It is only a short drive to the historic Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property occupies a generous, level plot extending to 0.11 acres approximately with large front and rear gardens boasting a sunny southerly aspect at the rear. There are lovely views at the rear of the property from the first floor to countryside beyond neighbouring properties. There is private driveway providing parking for one car at the front, with scope for more – subject to the necessary planning permission. The property offers fabulous scope for significant extension at the rear, subject to the necessary planning permission. The house is well-presented and benefits from mains gas fired radiator central heating and uPVC double glazing. The spacious accommodation enjoys excellent levels of natural light from a southerly aspect at the rear. It comprises entrance hall, sitting room, dining room, kitchen / breakfast room, lean-to garden room / utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, three generous bedrooms and a family bathroom. There are superb countryside and village centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The property is very near the beating heart of this pretty village on the Somerset / Dorset borders. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. VACANT - NO FURTHER CHAIN.



Council Tax Band: B



The house is a very short drive 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 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.

Pathway to front storm porch, glazed and panel front door leads to

ENTRANCE HALL: 9'8 maximum x 5'11 maximum. A useful greeting area, uPVC double glazed window to the front, radiator, staircase rises to the first floor. Pine panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 12'3 maximum x 13' maximum. A well-presented main reception room, uPVC double glazed window to the front, radiator, gas fire with stone surround and hearth, fireside recess pine bookshelves, TV ariel attachment, telephone point, door leads to under stairs storage cupboard space.

DINING ROOM: 13' maximum x 9'5 maximum. uPVC double glazed double French doors open onto the rear garden boasting a sunny south facing aspect and views across the rear garden, radiator. Glazed and pine panelled door leads from the dining room through to the

KITCHEN: 12'7 maximum x 5'6 maximum. A range of contemporary kitchen units comprising with laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit,

drawers and cupboards under, space for electric oven, space for fridge freezer, space and plumbing for washing machine, a range of matching wall mounted cupboards, radiator. Glazed pine door leads from the kitchen to the

GARDEN ROOM / UTILITY ROOM: 10'11 maximum x 8'11 maximum. Windows to the side and rear overlooking the rear garden, glazed door to the side, light and power connected. Two entrances lead to shelved larder cupboards. Latch door leads to

CLOAKROOM / WC: 4'4 maximum x 3'1 maximum. Fitted low level WC, window to the rear, electric light connected.

Staircase rises from the entrance hall to the first floor landing, uPVC double glazed stairwell window to the front, ceiling hatch and fitted loft ladder leads to loft storage space. Panel door from the landing leads to shelved storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'10 maximum x 11'5 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect, radiator, doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10'3 maximum x 7'2 maximum. A generous second bedroom, uPVC double glazed window to the front, radiator, dado picture rail.

BEDROOM THREE: 11'9 maximum x 7'5 maximum. A generous third bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect, radiator, fitted wardrobe cupboard.

FAMILY BATHROOM: 10'1 maximum x 5'9 maximum. A white suite comprising low level WC, wash basin in pine worksurface with cupboards under, tiled splash back, panel bath with wall mounted mains shower tap arrangement over, shower rail, tiling to splash prone areas, shaver light and point, exposed pine floorboards, radiator, uPVC double glazed window to the front, extractor fan.

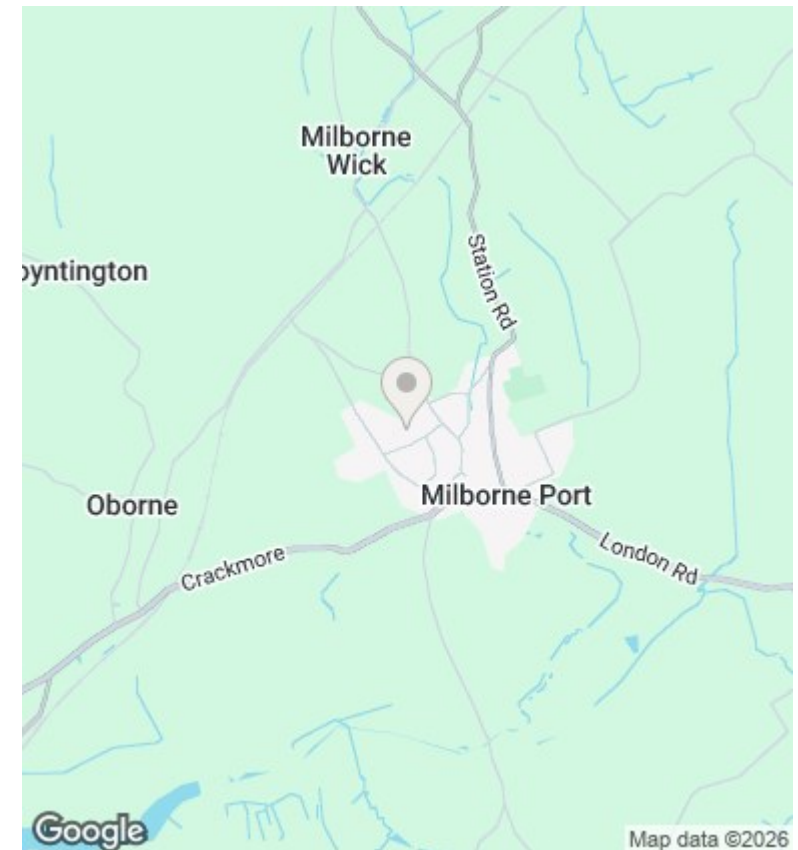
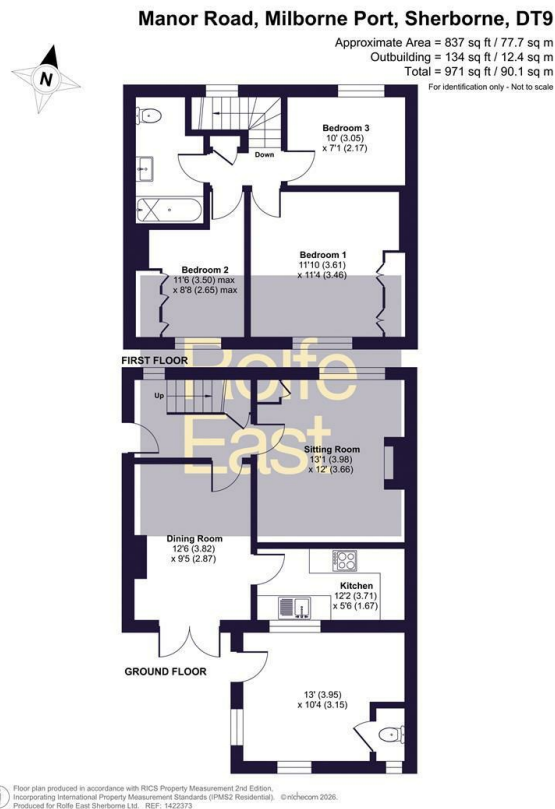
OUTSIDE:

The property occupies a generous level plot extending to 0.11 acres approximately with large lawned gardens. At the front of the property is a generous portion of level lawned garden giving a good depth from the pavement of 21'6. Double wrought iron gates give vehicular access to a paved hardstanding providing off road parking for 1 car. Pathway leads to the front door and side of the property. Side garden area laid to lawn offering ample scope to add further extensive driveway parking and the potential of carport and garage (subject to the necessary planning permission). Lawned side garden leads to the

MAIN REAR GARDEN: 65'3 maximum in length x 38'6 maximum in width. This level garden is laid mainly to lawn and enclosed by timber panel fencing. It enjoys a sunny south facing aspect. Paved patio seating area, area to store recycling containers and wheelie bins, outside light, two timber garden sheds, a variety of flowerbeds and borders enjoying a mature selection of plants, shrubs and mature trees.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		