

Rolfe East



Warren Way, Sherborne, DT9 4FS

Offers In Excess Of £280,000

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- DRIVEWAY PARKING FOR TWO CARS.
- EXCELLENT EPC RATING - BAND B.
- GROUND FLOOR WC / CLOAKROOM.
- GENEROUS SOUTH WEST-FACING REAR GARDEN.
- POPULAR RESIDENTIAL ADDRESS ON THE WESTERN SIDE OF SHERBORNE.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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42 Warren Way, Sherborne DT9 4FS

SUNNY SOUTH WEST FACING REAR GARDEN! '42 Warren Way' is a beautifully presented, modern, semi-detached house offering well laid out accommodation. The property boasts a generous, level rear garden enjoying a west-facing rear garden. The house benefits from private, off-road driveway parking for two cars at the front. The main house also offers excellent scope for extension at the rear, subject to the necessary planning permission. It is heated by a mains gas fired radiator central heating system and also benefits from double glazing. There is the remainder of a 10-year NHBC until 2032. The well laid accommodation boasts excellent levels of natural light from a sunny east-to-west aspect. It comprises entrance reception hall, sitting room, open plan kitchen / dining room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. There are countryside walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential address on the outskirts of Sherborne town. It is a short walk to the vibrant, historic town centre of Sherborne 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 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 superb restaurant.



Council Tax Band: C



Paved pathway to front door. Panel front door leads to

ENTRANCE RECEPTION HALL: 9'2 maximum x 6'10 maximum. A useful greeting area providing a heart to the home. Staircase rises to the first floor. Radiator, oak effect flooring. Panel doors lead off to the ground floor rooms.

SITTING ROOM: 14'3 maximum x 12'1 maximum. A well presented main reception room, double glazed window to the front, radiator, oak effect flooring, telephone point, TV point. Panel door leads to understairs storage cupboard space. Panel door from the sitting room leads to

KITCHEN / DINING ROOM: 15'4 maximum x 9'10 maximum. A superb open-plan room enjoying a sunny southerly aspect and views across the rear garden. Double glazed window to the rear. Double glazed double French doors open onto the rear garden. Oak effect flooring. A range of tasteful contemporary kitchen units comprising oak effect laminated work surface and surrounds. Inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over. Inset gas hob with electric oven under. A range of drawers and cupboards under. Space and plumbing for dishwasher and washing machine. Space for upright fridge freezer. A range of matching wall-mounted cupboards, stainless steel splashback, wall-mounted cupboard houses mains gas-fired boiler, inset ceiling lighting, radiator, fitted bench seat with storage under.

Panel door leads from the entrance hall to

CLOAKROOM / WC: 5'7 maximum x 3'3 maximum. Low level WC, pedestal wash basin, tiled splashback, radiator, oak effect flooring, double glazed window to the front.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 5'11 maximum x 9'3 maximum. Ceiling hatch to loft space, panel door leads to landing cupboard with hanging rail and slatted shelves. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 12' maximum x 9'7 maximum. A generous double bedroom. Double glazed window to the front. Radiator. Panel door leads to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 6'4 maximum x 5'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas. Chrome heated towel rail, double glazed window to the front, extractor fan, inset feature ceiling lighting.

BEDROOM TWO: 9'3 maximum x 7'8 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect, radiator.

BEDROOM THREE: 7'9 maximum x 5'10 maximum. Double glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect, radiator.

FAMILY BATHROOM: 5'11 maximum x 6'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, double glazed window to the side, chrome heated towel rail, inset feature ceiling lighting, extractor fan.

OUTSIDE: At the front of the property, a paved pathway leads to the front door. There are two allocated parking spaces at the front of the property. A small portion of front garden. Side access leads to timber gate giving access to the

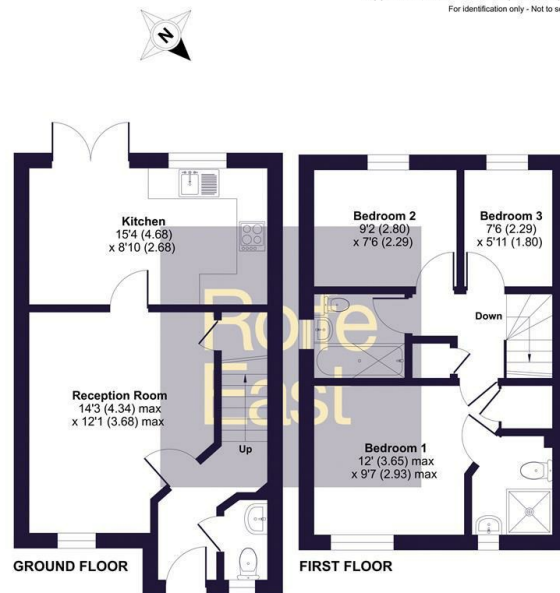
MAIN REAR GARDEN: 31'2 in depth x 17'3 maximum in width. This level rear garden is enclosed by timber panel fencing and boasts a sunny south westerly aspect. It is laid to AstroTurf and benefits from a paved patio seating area with outside lighting, outside power point, outside tap, timber garden shed. Timber garden gate gives side access to the main rear garden. Paved area to store recycling containers and wheelie bins.



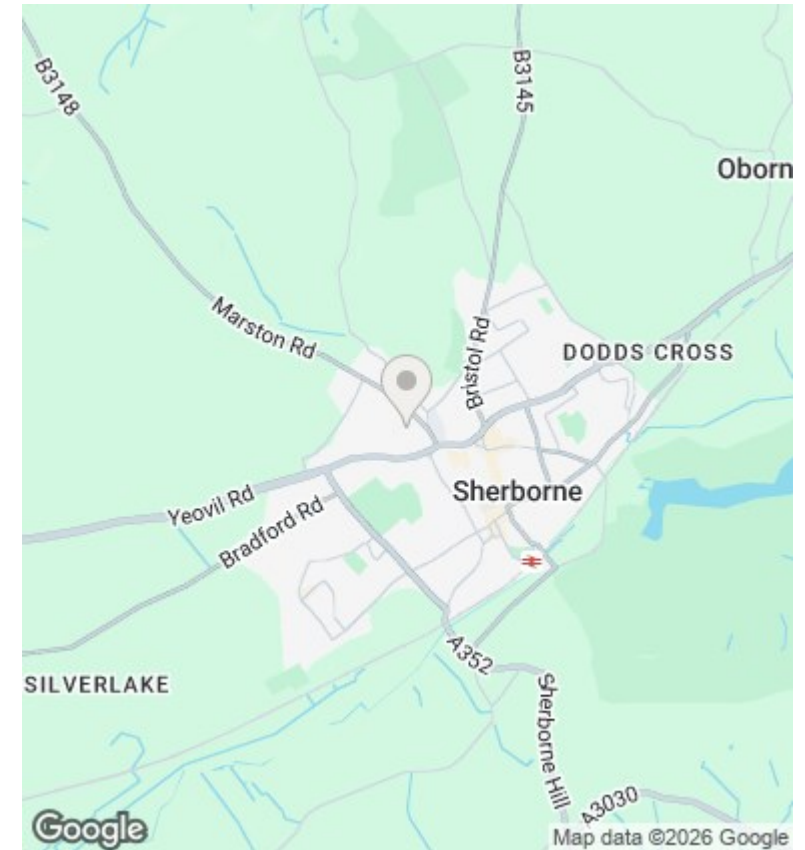


Warren Way, Sherborne, DT9

Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ROLFE EAST 2025. Produced for Rolfe East Sherborne Ltd. REF: 1496039



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC