Rolfe East







Dunstan Street, Sherborne, DT9 3SE

Guide Price £469,500

- FOSTERS FIELD - TOP ADDRESS BUILT BY AWARD WINNING BUILDER IN 2004.
- LANDSCAPED ENCLOSED REAR GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.
- OPEN PLAN KITCHEN DINING ROOM WITH FRENCH DOORS ON TO REAR GARDEN.
- DOG WALKS FROM THE FRONT DOOR.
- SPACIOUS SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS (1435 square feet).
- GATED PRIVATE DRIVEWAY PARKING FOR ONE CAR PLUS SINGLE GARAGE.
- POSSIBLY THE MOST POPULAR ADDRESS IN SHERBORNE!
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND GREAT VIEWS,
- DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, ELECTRIC UNDERFLOOR HEATING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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THREE DOUBLE BEDROOMS! FOSTERS FIELD! LOW-MAINTENANCE LANDSCAPED REAR GARDEN! PREMIUM RESIDENTIAL ADDRESS NEAR TO TOWN CENTRE! BUILT BY TOP BUILDER C.G FRY IN 2006! THREE DOUBLE BEDROOM SEMI DETACHED PERIOD-STYLE HOME! GARAGE AND ENCLOSED GATED PARKING! SITUATED ON A PRETTY STREET SCENE! EN-SUITE SHOWER ROOM! DOWNSTAIRS CLOAKROOM! GAS CENTRAL HEATING AND DOUBLE GLAZING! This lovely, period-style, modern home in Dunstan Street is one of a number of properties built in 2004 by C G Fry, the renowned, award-winning Poundbury developer. The house has been finished to a very high standard throughout and boasts uPVC double glazed windows and French doors and gas fired radiator central heating. The spacious accommodation enjoys good levels of natural light and briefly comprises entrance reception hall, lounge, kitchen/dining room and downstairs cloakroom. On the first floor there is a lovely landing, two double bedrooms and family bathroom. On the second floor there is a landing area, huge master bedroom with dual aspect, lovely views and en-suite shower room / WC. There is a lovely rear garden measuring 46' maximum in depth x 20'9 maximum in width enjoying lots of sun. The property is situated amongst other, individually designed, bespoke, period-style houses all built by C G Fry in a exclusive residential area only a short walk to the famous, historic town centre of Sherborne. This includes the popular high street culture with its boutique stores, artisan bakeries, gastro pubs, restaurants and cafes, the impressive, historic Abbey building and Alms Houses, the famous Sherborne boys and girls schools and the mainline railway station making London Waterloo in just over 2 hours without changing your seat. 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.

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Council Tax Band: D





Steps rise to storm porch. Double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 14'3 maximum x 7'1 maximum. A useful greeting area providing a warm heart to the home. Staircase rises to the first floor. Door leads to understairs storage cupboard space, moulded skirting boards and architraves radiator. Telephone point, ceramic floor tiles. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 13'5 maximum x 11'9 maximum. A beautifully presented main reception room. Large uPVC double glazed period style sash window to the front boasting a sunny south-westerly aspect. Stone period style fire surround and hearth with living flame gas fire, moulded skirting boards and architraves, fireside recess shelving and cupboards, radiator, oak effect flooring, TV point.

OPEN-PLAN KITCHEN DINING ROOM: 19'4 maximum x 9'3 maximum. A superb open-plan living space split into two main areas. Dining room area - Moulded skirting boards and architraves, radiator ceramic floor tiles, uPVC double glazed double French doors open onto the rear patio and garden. TV point. Kitchen area - An extensive range of contemporary kitchen units comprising laminated work surface, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, filter water tap, decorative tiled surrounds, inset stainless steel five burner gas hob, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, built in stainless steel electric oven and grill, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired boiler, ceramic floor tiles, electric under floor heating, telephone point, uPVC double glazed window to the rear overlooks the rear garden. Double glazed door to the rear. Inset feature ceiling lighting.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 6'5 maximum x 3'5 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, ceramic floor tiles, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 17'3 maximum x 7'2 maximum. Moulded skirting boards and architraves, two radiators, uPVC double glazed window to the front enjoys countryside views beyond neighbouring properties and enjoying a sunny south westerly aspect. Oak effect flooring. Panel door leads to airing cupboard housing pressurised hot water cylinder and expansion tank, slatted shelves. Panel doors lead off the landing to the first floor rooms.

BEDROOM: 11'6 maximum x 11'9 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying countryside views beyond neighbouring properties and a sunny south westerly aspect. Radiator, oak effect flooring, moulded skirting boards and architraves. Fitted wardrobe cupboard space.

BEDROOM: 12'2 maximum x 10'7 maximum. uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, oak effect flooring, fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 8'11 maximum x 5'10 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over. Tiling to splash prone areas, shower rail, shaver point, extractor fan, chrome heated towel rail, uPVC double glazed window to the rear.

Staircase rises from the first floor landing to the second floor. Panel door leads to

18'9 maximum x 13'6 maximum. A fabulous sized double bedroom enjoying a light dual aspect with uPVC double glazed dormer window to the front enjoying countryside views beyond neighbouring properties and a sunny south westerly aspect, uPVC double glazed window to the rear overlooks the rear garden. Two radiators, moulded skirting boards and architraves. TV

point, telephone point, fitted wardrobe cupboard space, ceiling hatch to boarded loft storage space with fitted loft ladder. Panel door from the master bedroom leads to

EN-SUITE SHOWER ROOM: 7'4 maximum x 5'11 maximum. A modern white suite comprising low level WC, wash basin over cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, double glazed Velux ceiling window to the rear, extractor fan, radiator and heated towel rail.

OUTSIDE: At the front of the property there is a small portion of front garden laid to stone chippings. Steps rise to storm porch and front door. The main portion of the garden is situated at the rear of the property. MAIN REAR GARDEN: 46' depth maximum x 20'9 maximum. This beautifully presented, landscaped rear garden enjoys a large paved patio seating area. It is enclosed by timber fencing. Outside light, outside tap, steps rise to an area of garden laid to flowerbed, enjoying a selection of mature plants and shrubs. Timber arch leads to

GATED DRIVEWAY: 20'3 in depth x 11'4 in width. Double timber gates, brick paved driveway for parking for one car, two rainwater harvesting butts, area to store recycling containers and wheelie bins.

Personal door from the rear garden gives access to a

SINGLE GARAGE: 19'5 in depth x 9'7 in width. Up-and-over garage door, light and power connected. Personal door to the rear of the garage. Fitted loft ladder gives access to boarded loft storage space above.





















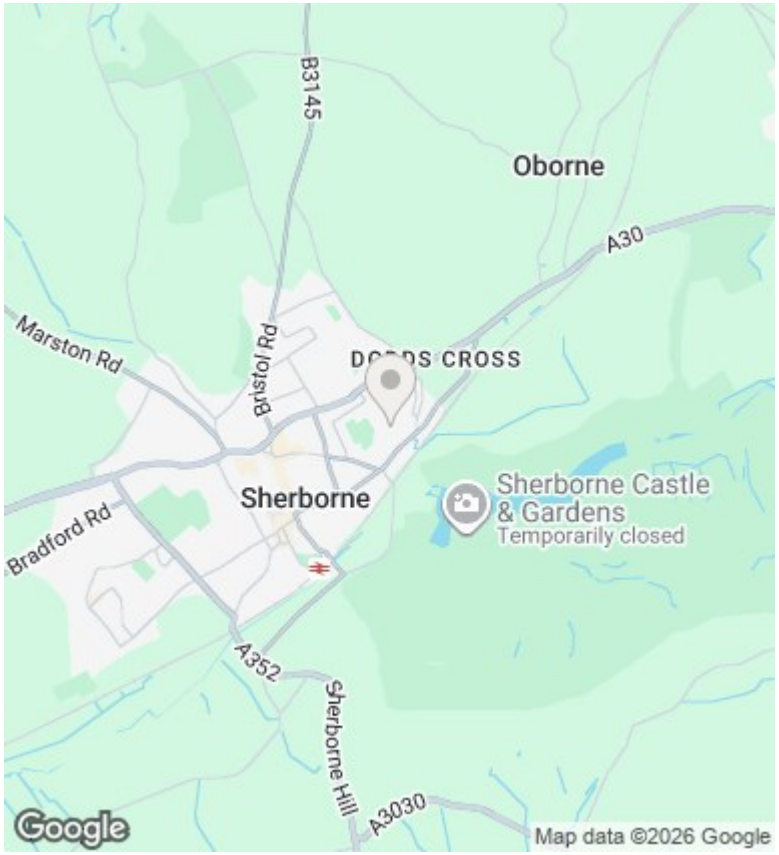

Directions

Viewings

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

Council Tax Band

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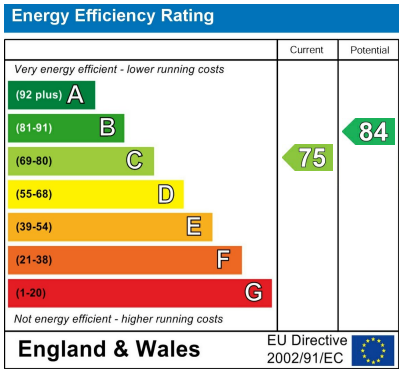

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