Rolfe East

Ludbourne Road, Sherborne, DT9 3NJ

Asking Price £249,950

- BEAUTIFULLY AND TASTEFULLY PRESENTED PERIOD TERRACED HOME.
- FAVOURED RESIDENTIAL NO-THROUGH ROAD ADDRESS VERY NEAR TOWN CENTRE.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT FRONT.
- POTENTIAL FOR EXTENSION AT THE REAR, SUBJECT TO THE NECESSARY PLANNING.
- GENEROUS ENCLOSED REAR GARDEN.
- SHORT WALK TO RAILWAY STATION TO LONDON, SHERBORNE ABBEY AND CENTRE.
- ELEGANT CEILING HEIGHTS FROM THE ERA, PANEL DOORS AND MOULDINGS.
- LARGE DETACHED CABIN CURRENTLY USED AS AN ARTISTS STUDIO.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS AND LARGE FIRST FLOOR FAMILY BATHROOM.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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15 Ludbourne Road, Sherborne DT9 3NJ

WITH DETACHED TIMBER STUDIO! '15 Ludbourne Road' is a precedent-setting, exquisite, mid-terrace house situated in a favoured residential address, a very short, level walk to the popular town centre of Sherborne and mainline railway station to London Waterloo. It enjoys a lovely, wide, level rear garden enjoying good privacy and a large, detached cabin with light and power connected, currently used as an artist's studio. There is free parking on the street in front of the house. The deceptively spacious accommodation enjoys excellent levels of natural light from a sunny southerly aspect at the front, a good flow of light from front to rear and large windows. It boasts good ceiling heights from the era as well as panel doors and mouldings from the period. The accommodation comprises entrance hall, sitting room, kitchen dining room area and rear lobby / utility room. On the first floor, there is a landing, two generous double bedrooms and a large family bathroom. The house has been beautifully and stylishly finished throughout. It is heated via mains gas-fired radiator central heating and also benefits from uPVC double glazing. The house offers tremendous scope for extension at the rear, subject to the necessary planning permission. It is a very short, level walk to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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. It is also a very short walk to the mainline railway station, making London Waterloo directly in just over two hours. It is also a short walk to nearby countryside, Purlieu Meadows and the Sherborne Castles.

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Council Tax Band: B

Pathway leads to front door. uPVC double glazed front door leads to

ENTRANCE HALL: Staircase rises to the first floor, painted exposed floorboards, moulded skirting boards and architraves, entrance leads to

SITTING ROOM: 13’5 Maximum x 12’2 Maximum. A beautifully presented main reception room enjoying elegant ceiling heights, fireplace recess, fireside recess shelving, moulded picture rail, moulded skirting boards and architraves, exposed painted floorboards, large uPVC double glazed window to the front boasting a sunny southerly aspect, TV aerial attachment, telephone point, painted panelling, door leads to under stairs storage cupboard with light connected, entrance from the sitting room leads to the

KITCHEN DINING ROOM: 15’ Maximum x 8’4 Maximum. A beautifully presented open-plan room with uPVC double glazed window to the rear overlooking the rear garden, a range of fitted contemporary kitchen units comprising oak effect laminated work surface, retro-metro tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated under counter fridge, space for washing machine, wall mounted stainless steel cooker hood / extractor fan, ceramic floor tiles, wall mounted Worcester mains gas fired combination boiler, radiator, space for dining room table, entrance leads from the kitchen dining room to the

UTILITY ROOM / REAR LOBBY: 6’8 Maximum x 5’9 Maximum. Space and plumbing for washing machine, uPVC double glazed door and window lead to the rear of the property.

Staircase rises from the entrance hall to the first floor landing. Painted exposed floorboards, ceiling hatch to loft space, panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12’2 Maximum x 10’6 Maximum. A generous double bedroom. Large uPVC double glazed window to the front enjoying a sunny south-facing aspect, feature brick fireplace recess and chimney breast, picture rail, exposed painted floorboards, painted panelling, double doors lead to fitted wardrobe.

BEDROOM TWO: 11’6 Maximum x 7’7 Maximum. A second double bedroom, uPVC double glazed window to the rear enjoying views across play park, radiator, painted exposed floorboards, picture rail.

FIRST FLOOR FAMILY BATHROOM: 8’10 Maximum x 7’1 maximum. A generous family bathroom with fitted white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, painted exposed floorboards, uPVC double glazed window to the rear, moulded picture rail.

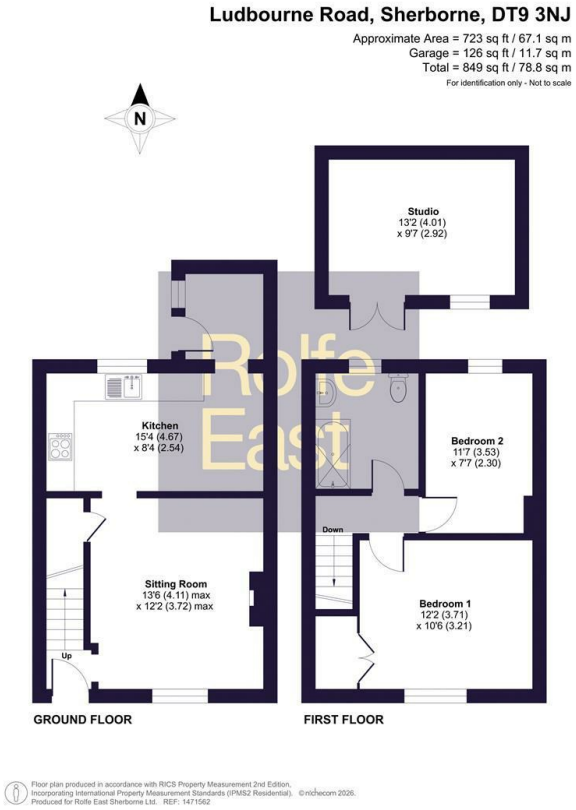
OUTSIDE: At the front of the property there is a portion of level garden enclosed by miniature brick walls and laid to stone chippings providing a sunny south-facing seating area, pathway leads to the front door, timber bicycle store and bin store.

There is free, unrestricted parking on the road in front of the house.

MAIN GARDEN is situated at the rear of the property and measures 54’1 in length by 15’9 in width. It is level and laid mainly to lawn, patio seating area, outside lighting, outside power point

and tap. The rear garden is enclosed by timber panel fencing and boasts a variety of borders. Attached brick-built garden store.

DETACHED TIMBER CABIN / ARTIST STUDIO: 13’2 Maximum x 9’11 Maximum. Double glazed doors and windows to the front overlook the garden. Light and power connected.



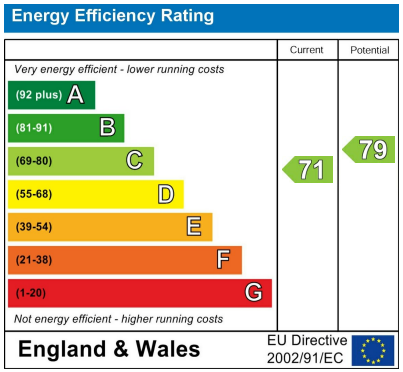
Directions

Viewings

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

Council Tax Band

B



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