



**Connells**

Starlings Yeovil Road  
Sherborne



## Property Description

Starlings is set back from the Yeovil Road, along Old Farm, and enjoys a view towards Sherborne Girls School grounds.

This beautifully proportioned home offers flexible living with an excellent layout, ideal for families or those seeking generous ground-floor accommodation. The ground floor features two double bedrooms, both with en-suite bathrooms, perfect for guests, multi-generational living, or future proofing. Upstairs, you'll find a further well-sized double bedroom, offering privacy and versatility.

At the heart of the home is a large, light-filled living space, ideal for both everyday living and entertainment, complimented by a downstairs WC. Outside, the property boasts ample off-road parking, a highly desirable feature.

Constructed by Danwood\*, the home benefits from modern insulation and fire-resistant standards along with solar panels which have a lucrative feed-in tariff, providing ongoing income and energy efficiency.

Offered chain free, this is a smooth, stress free purchase, it's ready to move straight into - and is an outstanding opportunity for buyers looking for space, comfort, and convenience.

## Entrance Hall

UPVC door to the front, stairs to the first floor, under stairs cupboard and a radiator.

## Cloakroom

Double glazed window to the front, WC, wash hand basin, extractor fan, shaver point and a radiator.

## Lounge

20' 11" x 15' 11" ( 6.38m x 4.85m )

Double glazed windows to the front and side, internal french doors to the kitchen, electric fireplace and two radiators.

## Kitchen

17' 5" x 15' 11" ( 5.31m x 4.85m )

Double glazed window to the rear and both sides, door to the rear garden, fitted kitchen with wall and base units, stainless steel sink and drainer, integrated appliances including dishwasher, double oven and hob and a fridge/freezer, cooker hood, plumbing for a washing machine, island and a radiator.

## Bedroom One

14' x 12' 8" max ( 4.27m x 3.86m max )

Double glazed window to the front, fitted wardrobes, television aerial socket and a radiator.

## Ensuite

7' 6" max x 6' 4" max ( 2.29m max x 1.93m max )

Double glazed window to the side, shower cubicle, WC, wash hand basin, extractor fan and a heated towel rail.

## Bedroom Two

12' 9" x 12' 9" ( 3.89m x 3.89m )

Double glazed window to the rear, fitted wardrobes, television aerial socket and a radiator.

## Ensuite

7' 7" max x 6' 5" max ( 2.31m max x 1.96m max )

Double glazed window to the rear, shower cubicle, WC, wash hand basin, shaver point, extractor fan and a heated towel rail.

## Landing

15' 3" plus bay x 9' 10" ( 4.65m plus bay x 3.00m )

A spacious landing area which could be a craft area or an occasional bedroom, double glazed bay window to the front, television aerial socket, telephone point and a radiator.

## Bedroom Three

18' 4" max x 12' 6" max ( 5.59m max x 3.81m max )

Two double glazed velux windows, fitted wardrobes, eaves storage and two electric radiators.

## Office Area

11' 8" x 8' 5" ( 3.56m x 2.57m )

Access to large eaves storage area, equivalent to a loft, airing cupboard housing the hot water tank and the boiler.

## Parking

Driveway parking to the front for 5/6 cars.

## Front Garden

50' 4" x 36' 6" plus recess ( 15.34m x 11.13m plus recess )

The front is blockpaved for parking, with a circular cobbled feature and raised beds in the stone walls, outside weather proof power socket and gated access to the rear on both sides of the house.

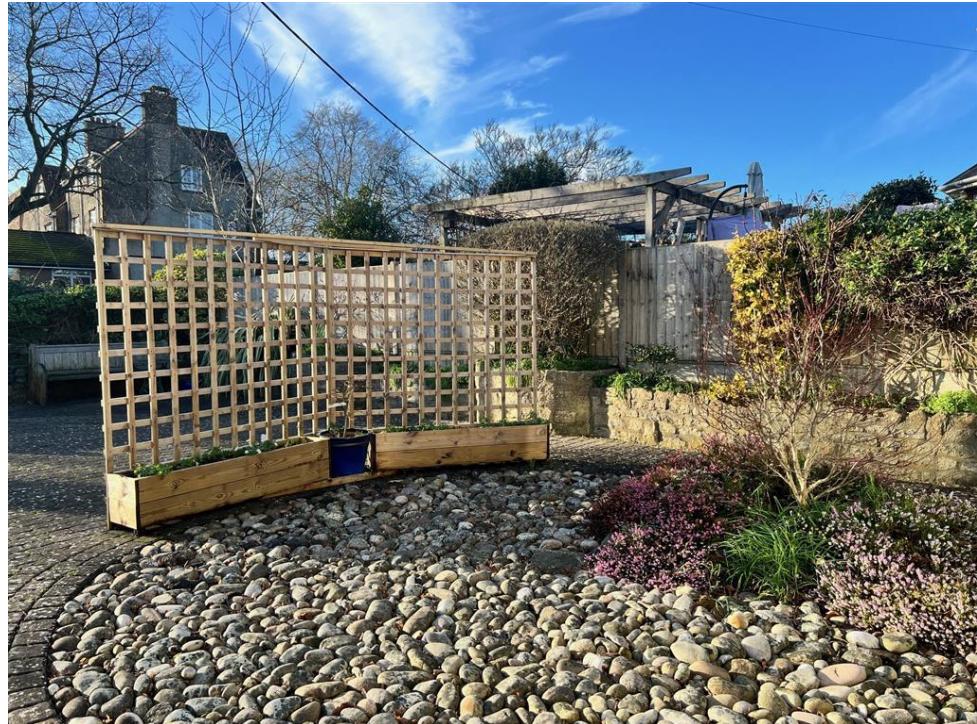
## Rear Garden

The rear garden is laid to paving with raised flower beds, outside tap to the side, outside power and a water butt.

## Agents Note

This property is a Danwood\* construction, for more information contact the Agent. \* Danwood is a leader in factory built house construction.







To view this property please contact Connells on

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EPC Rating: E    Council Tax  
Band: E

Tenure: Freehold

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Property Ref: SHR306556 - 0008