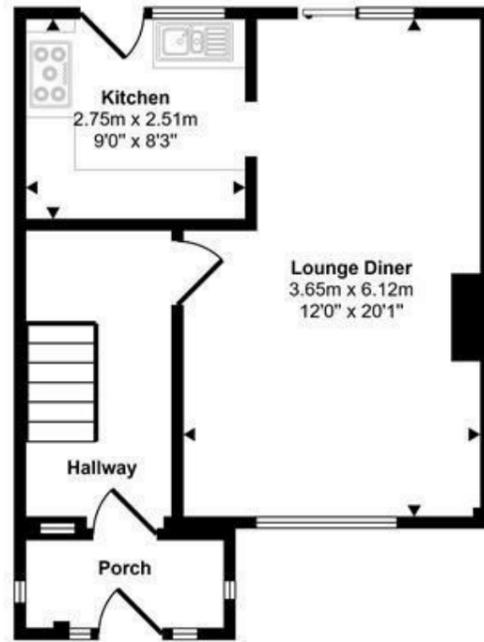
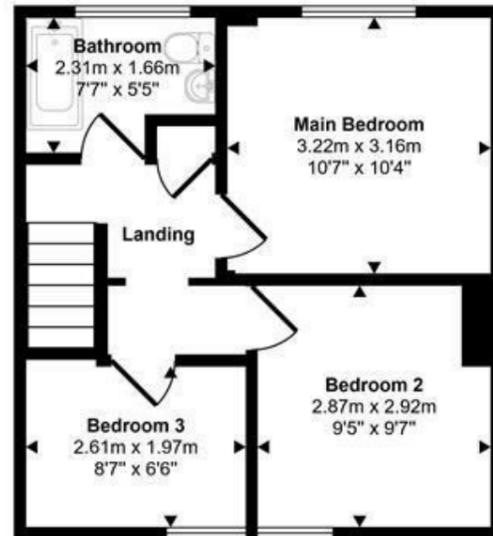


Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

Morton • New

selling and letting properties



St. Aldhelms Road
Sherborne

Guide Price
£259,500

Located within a well-established residential area of Sherborne, this attractive three-bedroom terraced home offers well-presented accommodation that has been carefully maintained and improved by the current owners over the past 13 years. The property has been decorated to a high standard throughout, creating a welcoming and stylish home that is ready for immediate occupation and boasting a practical layout suited to modern living.

The accommodation is arranged over two floors and benefits from two reception areas, allowing flexibility for both everyday family life and entertaining. A modern kitchen, updated by the current owners, sits to the rear of the property and enjoys direct access to the garden, while the generous lounge and dining areas provide comfortable and versatile living space. Upstairs, three well-proportioned bedrooms are served by a family bathroom, making the property suitable for a range of buyers including families, professionals or those looking to downsize within the town.

Externally, the property is enhanced by off-road parking to the front and the added advantage of side access leading to the rear garden. The enclosed rear garden offers a pleasant mix of lawn and patio, providing an ideal space for outdoor dining, relaxation and entertaining during the warmer months.

Positioned within easy reach of Sherborne's excellent range of amenities, including shops, cafés, schools and the mainline railway station, the property combines the convenience of town living with a comfortable residential setting. This is a superb opportunity to acquire a well-cared-for home in one of Dorset's most desirable market towns.



Accommodation

Inside
 The property is entered via a porch which opens into a welcoming hallway with stairs rising to the first floor. To the front of the house is a well-proportioned sitting room, offering a cosy yet stylish space for everyday living.
 The accommodation opens into a generous lounge/dining room, providing an excellent open-plan area for both relaxing and entertaining, with doors leading directly out to the garden. This layout allows for a natural flow between indoor and outdoor living.
 The modern kitchen is fitted with contemporary units and wooden worktops, offering a clean and practical workspace. There is space for appliances and direct access to the rear garden, making it ideal for day-to-day use.
 On the first floor, the landing leads to three bedrooms, including a well-sized main bedroom and two further rooms that are suitable for guest

accommodation, children's bedrooms or a home office. The accommodation is completed by a family bathroom fitted with a white suite.

Outside

To the front of the property there is off-road parking for two cars, providing a practical and low-maintenance approach. Side access leads through to the rear garden, which is fully enclosed and offers a good level of privacy. The rear garden is mainly laid to lawn with a patio area directly behind the house, creating a pleasant space for outdoor dining and entertaining. Established fencing and hedging provide enclosure, while the south-easterly orientation allows the garden to enjoy plenty of natural light throughout the day. Within the garden there is a useful outbuilding providing additional storage, which benefits from both light and power.

Useful Information

Gas fired central heating
 Mains water and drainage
 uPVC double glazed windows
 EPC rating: TBC
 Council tax band: B
 Tenure: Freehold
 Vendors need to find an onward purchase

Location and Directions

Sherborne is a highly sought-after historic town, renowned for its beautiful architecture, Abbey and strong sense of community. The town offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants, schools and leisure facilities. Sherborne also benefits from a mainline railway station with direct services to London Waterloo, as well as excellent road links to Yeovil, Dorchester and the wider Dorset countryside.
 What3words-
 ///jumbled.dozens.books
 Postcode - DT9 4EB

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.