Rolfe East

Mccreery Road, Sherborne, DT9 4DS

Guide Price £285,000

- SPACIOUS MATURE SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL ADDRESS.
- POTENTIAL FOR LARGE DRIVEWAY AND GARAGE, SUBJECT TO PLANNING PERMISSION.
- OPEN-PLAN KITCHEN DINING ROOM OPENING ONTO REAR GARDEN.
- VACANT - NO FURTHER CHAIN.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.13 ACRES APPROXIMATELY.
- LARGE 120' SOUTH-FACING REAR GARDEN.
- SCOPE FOR LOFT CONVERSION, SUBJECT TO THE NECESSARY PLANNING PERMISSION.
- AMPLE SCOPE FOR SIGNIFICANT EXTENSION AT SIDE AND REAR, SUBJECT TO PLANNING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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18 Mccreery Road, Sherborne DT9 4DS

VACANT - NO FURTHER CHAIN. '18 McCreery Road' is a mature, semi-detached house situated in a sought-after residential address, a short walk to the historic town of Sherborne and the mainline railway station to London Waterloo. There is a large front garden and side area providing potential for a private driveway for several cars and attached garaged, subject to the necessary planning permission. The property occupies a generous, level plot extending to 0.13 acres approximately with a large, level rear garden offering a good degree of privacy and a sunny south-facing aspect. The house is enhanced by mains gas fired radiator central heating and also benefits from uPVC double glazing. The property boasts ample potential for significant extension at the side and rear as well as loft conversion, subject to the necessary planning permission. The well-arranged accommodation boasts excellent levels of natural light from a sunny southerly aspect at the rear with large windows. It comprises entrance reception hall, sitting room, open plan kitchen / dining room, utility room, rear lobby and ground floor WC / cloakroom. On the first floor, there is a landing area and three generous bedrooms and a family bathroom. The are great walks from nearby the front door at the Quarr Nature Reserve as well as a short walk to the picturesque, historic town of Sherborne with its superb boutique high street with coffee shops, 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 to 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.

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Council Tax Band: C

Front pathway leads to storm porch. UPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 12'7 maximum x 5'10 maximum. A useful greeting area providing a heart to the home. Staircase rises to the first floor, radiator, moulded dado rail, oak effect flooring. Panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 13'1 maximum x 11'5 maximum. Large uPVC double glazed window to the front, radiator, telephone point, TV aerial attachment, period style fire surround.

OPEN PLAN KITCHEN DINING ROOM: 19'11 maximum x 10'11 maximum. A generous room with three uPVC double glazed windows overlooking the rear garden. enjoying a sunny, southerly aspect. This room is split into two areas - Dining room area: Radiator, moulded skirting boards. Kitchen area: A range of panelled kitchen units comprising laminated work surface, tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space for oven, space for upright fridge freezer, Multi-pane glazed door leads from the kitchen area to the

UTILITY ROOM: 8'2 maximum x 9'8 maximum. A range of panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over. Cupboards under, space and plumbing for washing machine and tumble dryer. A range of matching wall mounted cupboards. Wall mounted cupboard houses Worcester Bosch gas boiler. uPVC double glazed window to the front, uPVC double glazed door to the front, wall mounted electric heater. Panel door leads to under stairs storage cupboard space. Entrance from the utility room leads to the

REAR LOBBY: uPVC double glazed door to the rear garden. Panel door leads to

GROUND FLOOR WC / CLOAKROOM: Fitted low level WC, window to the rear.

Staircase rises from the entrance reception hall to the first floor landing. uPVC double glazed window to the side, moulded dado rail. Ceiling hatch to large loft storage space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater. Cupboard above. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'11 maximum x 11'5 maximum. A generous double bedroom. uPVC, double glazed window to the front, radiator.

BEDROOM TWO: 10'11 maximum x 9'3 maximum. A second generous double bedroom, large uPVC double glazed window to the rear, overlooks the rear garden and enjoys views beyond neighbouring properties to countryside and hills beyond. A sunny south facing aspect, radiator, a range of fitted wardrobe cupboards.

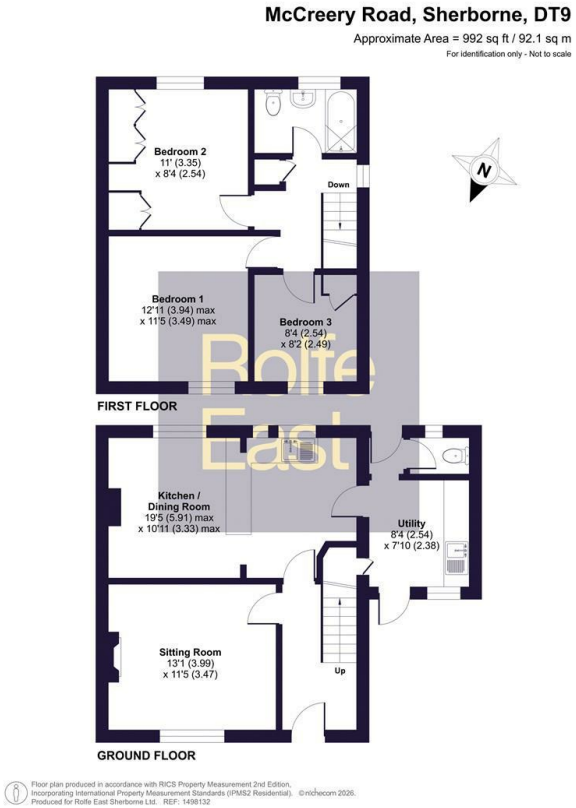
BEDROOM THREE: 8'2 maximum x 8'4 maximum. A third double bedroom, uPVC, double glazed window to the front, radiator, door leads to fitted wardrobe cupboard space.

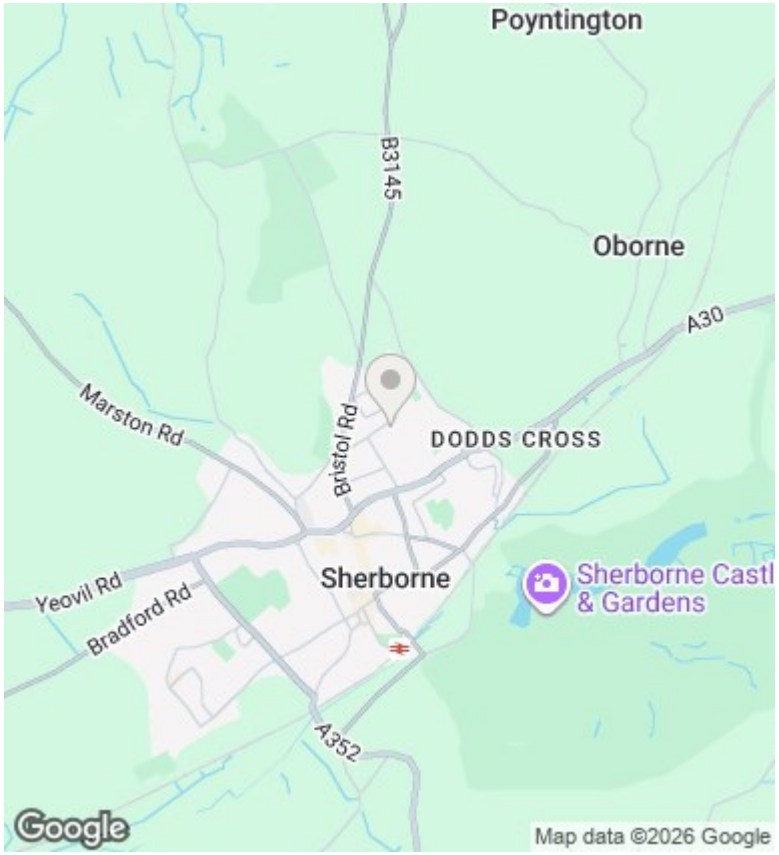
FIRST FLOOR FAMILY BATHROOM: 8'6 maximum x 5'. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower

over, tiling to splash prone areas, extractor fan, radiator, uPVC, double glazed window to the rear.

OUTSIDE: This property occupies a generous level plot and gardens extending to 0.13 acres approximately. At the front of the property there is a portion of lawned garden giving a depth of 40' from the pavement. Paved pathway leads to storm porch. The front garden and side area provides ample scope to convert to off-road driveway parking, subject to the necessary permission. Pathway leads to the side of the property where there is outside tap.
PLEASE NOTE: The side area of this property provides ample scope for further extension or the addition of a garage, subject to the necessary planning permission.
Timber side gate gives access to the

MAIN REAR GARDEN: 124' maximum in length x 36' maximum in width. This huge rear garden enjoys a sunny south-facing aspect and backs onto playing fields. It is laid mainly to lawn and boasts an elevated paved patio seating area. It is enclosed by timber panel fencing, timber garden shed, further brick built garden store.





Directions

Viewings

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

Council Tax Band

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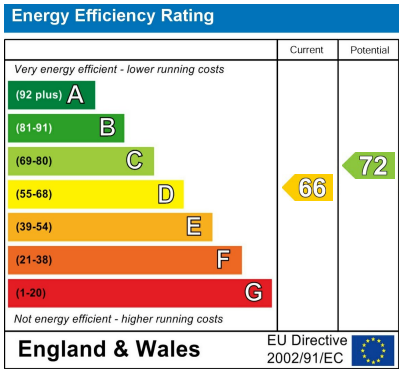

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