Rolfe East

Hunts Mead, Sherborne, DT9 6AL

Guide Price £385,000

- DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW.
- LARGER-THAN-AVERAGE SINGLE GARAGE.
- GOOD DECORATIVE ORDER THROUGHOUT.
- NO FURTHER CHAIN.
- LOVELY SOUTH FACING GARDEN WITH VIEWS TO HILLS.
- GOOD SCOPE FOR FURTHER EXTENSION (subject to planning permission).
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- DRIVEWAY PARKING FOR 1-2 WITH SCOPE FOR MORE.
- uPVC DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- VERY POPULAR RESIDENTIAL ADDRESS ON WESTERN SIDE OF SHERBORNE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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https://www.rolfe-east.com/

7 Hunts Mead, Sherborne DT9 6AL

UNEXPECTEDLY RE-AVAILABLE! SOUTH FACING GARDEN AND LOVELY VIEWS! NO FURTHER CHAIN! 7 Hunts Mead is a deceptively spacious, mature, detached bungalow situated in a very popular residential address on the western side of Sherborne town - a short walk to the town centre. The property offers superb scope for extension at the side and rear, subject to the necessary planning permission. It boasts uPVC double glazing and gas fired radiator central heating. There is a private driveway providing parking for 1-2 cars and offering scope for more. The driveway leads to a larger-than-average single garage. The spacious accommodation enjoys a good level of natural light from large feature windows and a south facing rear aspect. It comprises entrance reception hall, sitting/dining room, kitchen/breakfast room, inner hall, three double bedrooms and a family bathroom. The rear garden is simply lovely and enjoys a sunny south facing aspect, excellent privacy and views to distant hills. There are superb countryside walks from nearby the front door. The property is a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a very short drive to the mainline railway station to London Waterloo. 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. VACANT - NO FURTHER CHAIN.

3 2 1 D

Council Tax Band: D

uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 6’11 maximum x 5’10 maximum. A useful greeting area providing a heart to the home, uPVC double glazed window to the side, radiator, pine moulded skirting boards and architraves. Panel doors lead off to the main rooms.

SITTING ROOM / DINING ROOM: 21’2 maximum x 13’11 maximum. A generous main reception room enjoying a light dual aspect with large uPVC double glazed window to the front and uPVC double glazed window to the side, pine moulded skirting boards and architraves, two radiators, period style fire surround and hearth, TV ariel attachment.

KITCHEN BREAKFAST ROOM: 11’2 maximum x 8’11 maximum. A range of kitchen units comprising laminated granite effect worksurface, decorative tiles surrounds, stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, space for under counter fridge and freezer, breakfast bar, radiator, a range of matching wall mounted cupboards with under unit lighting, wall mounted cupboard houses mains gas boiler, wall mounted concealed cooker hood extractor fan, fitted wine rack, uPVC double glazed window to the front, door leads to shelved larder cupboard.

CLOAKROOM / WC: 5’11 maximum x 2’8 maximum. Low level WC, wall mounted wash basin, tiled splash back, uPVC double glazed window to the side, radiator.

Glazed door from the sitting room/dining room leads to the

INNER HALL: 8’2 maximum x 9’5 maximum. Pine moulded skirting boards and architraves, ceiling hatch to loft space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelved. Panel doors lead off the inner hall to the bedrooms.

BEDROOM ONE: 13’2 maximum x 10’5 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and a sunny southerly aspect and views to countryside beyond neighbouring properties, pine moulded skirting boards and architraves, radiator, fitted wardrobes and cupboards, fitted dressing table. Double doors lead to further fitted wardrobe.

BEDROOM TWO: 11’4 maximum x 10’5 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying a sunny southerly aspect and views to countryside beyond neighbouring properties, radiator, pine moulded skirting boards and architraves, panel door leads to fitted wardrobe.

BEDROOM THREE / OFFICE: 9’6 maximum x 7’1 maximum. Sliding uPVC double glazed doors open onto the rear garden enjoying a sunny southerly aspect and countryside views beyond neighbouring properties, radiator, pine moulded skirting boards and architraves, door leads to shelved cupboard space.

FAMILY BATHROOM: 7’2 maximum x 5’11 maximum. A white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, panel bath with shower rail over, wall mounted electric shower over, tiled walls and floor, wall mounted illuminated mirror and bathroom cabinet, wall mounted heated towel rail.

OUTSIDE:
At the front of the property there is a portion of lawned garden giving a depth of 27’5 from the pavement. The front garden boasts a variety of well stocked flowerbeds and borders with a selection of mature plants and shrubs.
A dropped curb gives vehicular access to a private driveway providing off road parking for 1-2 cars with scope for more, subject to the necessary permission. Driveway leads to

SINGLE GARAGE: 18’11 in depth x 9’4 in width. Light and power connected, metal up and over garage door, window to the rear, glazed personal door to

the rear.

Timber gate gives access from the driveway to an

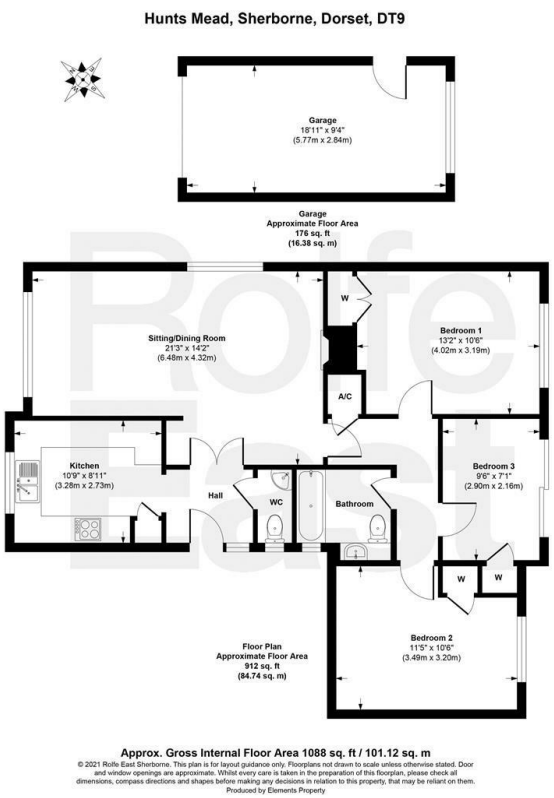
UNDERCOVER SIDE AREA: 26’2 maximum x 5’9 maximum. Electric light connected, personal side door to the garage. Side area provides and outside tap, outside lighting, two rain water harvesting butts and area to store recycling containers and wheelie bins.

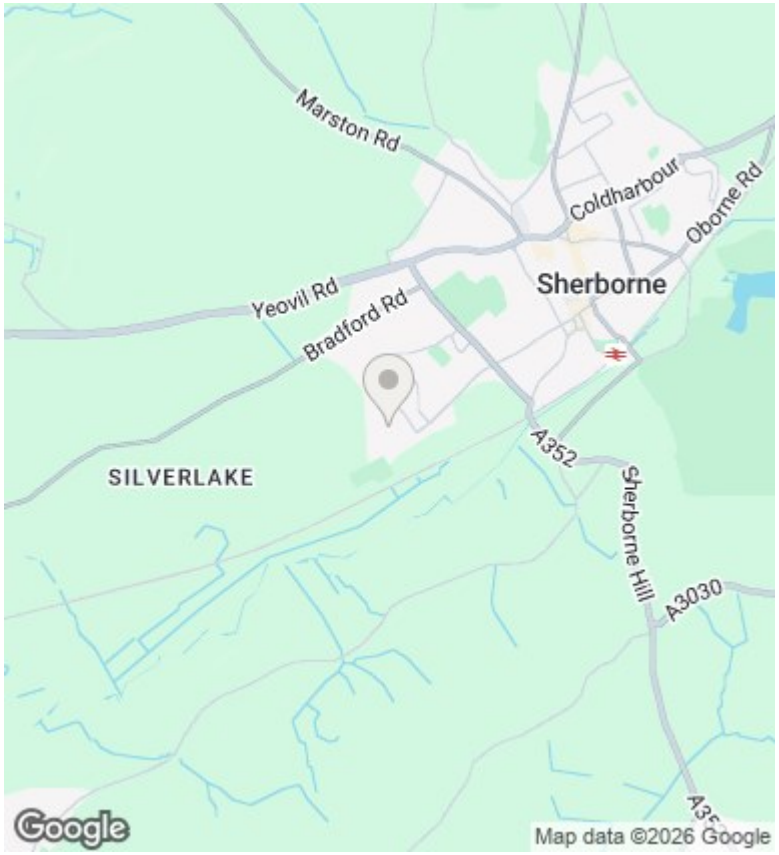
ATTACHED TIMBER POTTING SHED: 8’ maximum x 8’ maximum. Light and power connected.

Timber gate gives access to side pathway leading to the

MAIN REAR GARDEN: 45’ in depth approximately x 37’ in width approximately. This stunning rear garden is laid mainly to lawn and boasts a sunny south facing aspect with excellent privacy, a variety of well stocked flowerbeds and borders including a selection of mature plants and shrubs, the rear garden is enclosed by timber panel fencing. There is a raised paved patio seating area providing quite the sun trap. On the other side of the bungalow there is a side storage area and timber garden shed.

TIMBER SUMMERHOUSE: 8’ maximum x 8’ maximum. Glazed double timber doors, windows to the front and side.
TIMBER SHED: 9'7 x 3'11 max with door to front and windows to side.





Directions

Viewings

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

Council Tax Band

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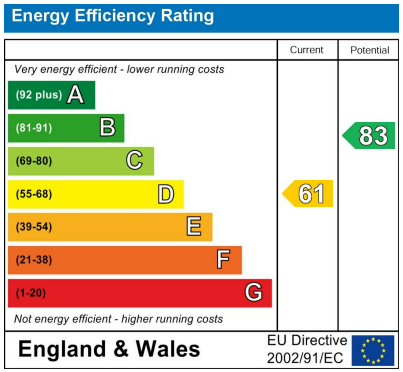

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