Rolfe East







Carpenters, Sherborne, DT9 4FD

Guide Price £250,000

- PRECEDENT-SETTING MODERN TWO BEDROOM END OF TERRACE HOUSE.
- BESPOKE JOINERY AND SHAKER-STYLE KITCHEN.
- PART BOARDED LOFT STORAGE.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SINGLE GARAGE PLUS PARKING SPACE FOR ONE CAR.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- POPULAR MODERN RESIDENTIAL ADDRESS.
- STUNNING DECORATIVE ORDER THROUGHOUT WITH MANY ADDITIONS.
- LOVELY LANDSCAPED REAR GARDEN - SUPBERB OUTSIDE ENTERTAINING SPACE.
- SHORT WALK TO NEARBY COUNTRYSIDE.

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23 Carpenters, Sherborne DT9 4FD

WITH GARAGE! '23 Carpenters' is a simply stunning, precedent-setting, modern, end of terrace house situated in a popular residential address on the outskirts of Sherborne town. The property has been the subject of total, tasteful, high-end re-design with Shaker-style kitchen, many items of fitted bespoke joinery and panelling, new floor coverings, tasteful colour schemes and a stylish, landscaped rear garden and pleasant outdoor seating area. It comes with a single garage at the rear plus parking for one car. The property has the benefit of double glazing and mains gas-fired radiator central heating. The well-arranged accommodation enjoys good levels of natural light and comprises entrance reception hall, open plan sitting room / kitchen, former ground floor WC – now walk in pantry (however, very easily converted back to a ground floor WC if required). On the first floor there is a landing area, two generous double bedrooms – both with bespoke fitted wardrobes - and a family bathroom plus access to part boarded loft storage space. This lovely home is situated in a popular residential address within a short walking distance of the town centre. There are great dog walks at nearby Purlieu Meadow, The Quarr Nature Reserve plus the two Sherborne Castles. The historic town centre of Sherborne is only a short away 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 short walk to the mainline railway station making London Waterloo directly in just over two hours. 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.

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Council Tax Band: C





Paved pathway to storm porch, outside light, double glazed and panelled front door to

ENTRANCE HALL: 5'1 maximum x 5'2 maximum. A useful greeting area, oak effect Karndean flooring, radiator, moulded skirting boards and architraves. Panelled cupboard houses telephone point, moulded dado rail and panelling. Staircase rises to the first floor. Panel door leads off the entrance hall to the

MAIN OPEN-PLAN LIVING SPACE: 22'2 maximum x 12'1 maximum. A superb contemporary open plan living space split into two primary areas.
Kitchen breakfast room area: An extensive range of replacement Shaker-style kitchen units comprising laminated work surface, decorative tiled surrounds, inset electric hob with stainless steel electric oven under. Inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over. A range of drawers and cupboards under. Integrated washing machine, integrated fridge freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, wall mounted shelving and wine rack. Oak effect Karndean flooring, breakfast bar with overhead pendant lights, painted panelling to dado height, moulded dado rail.

Sitting room area: Contemporary powder coated aluminium double glazed double French doors open out onto the rear garden. Oak effect Karndean flooring, wall mounted radiator, bespoke handmade / hand painted TV unit with Shaker-style cabinets below and shelving above. Fitted bespoke handmade / hand painted Shaker-style cabinet with bookshelf above. Ceiling downlights. Panelled door leads to shelved pantry with electric light (formerly ground floor, WC / cloakroom with plumbing still available).

Staircase rises from the entrance hall to the first floor landing. Moulded dado rail and panelling. Ceiling hatch and fitted loft ladder leads to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 10'2 maximum x 7'10 maximum. A double bedroom, beautifully presented with moulded skirting boards and architraves and panelling. Double glazed window to the rear overlooks the rear garden. Radiator. A bespoke hand made / hand-painted fitted wardrobe with hanging space and fitted drawers.

BEDROOM TWO: 10'2 maximum x 8'1 maximum. A second generous double bedroom, two double glazed windows to the front, moulded skirting boards and architraves. Radiator. A bespoke hand made / hand painted fitted wardrobe with hanging space and fitted drawers.

FAMILY BATHROOM: 5'8 maximum x 6' maximum. A modern white suite comprising low-level WC, pedestal wash basin, bath with glazed shower screen over, wall-mounted mains shower over, decorative tiling to splash-prone areas, oak effect Karndean flooring, radiator, double glazed window, extractor fan, ceiling downlights, moulded dado rail, moulded skirting boards and architraves.

OUTSIDE: At the front of the property there is a small garden laid to flower bed, enjoying a variety of mature shrubs and plants. Paved pathway leads to storm porch with outside lighting. The MAIN GARDEN is situated at the rear of the property and measures 19'6 in depth x 13'11 in width. This beautiful rear garden has been the subject of much stylish landscaping and redesign. It is level and arranged for low maintenance purposes with stone paved patio, large timber pergola, outside power point, a variety of

well-stocked flower beds and borders enjoying a selection of mature trees, plants and shrubs. Timber gate gives access to parking area.

PARKING: The house comes with one allocated parking space leading to a
SINGLE GARAGE: 19'10 in depth maximum x 8'10 in width maximum. Up and over garage door.









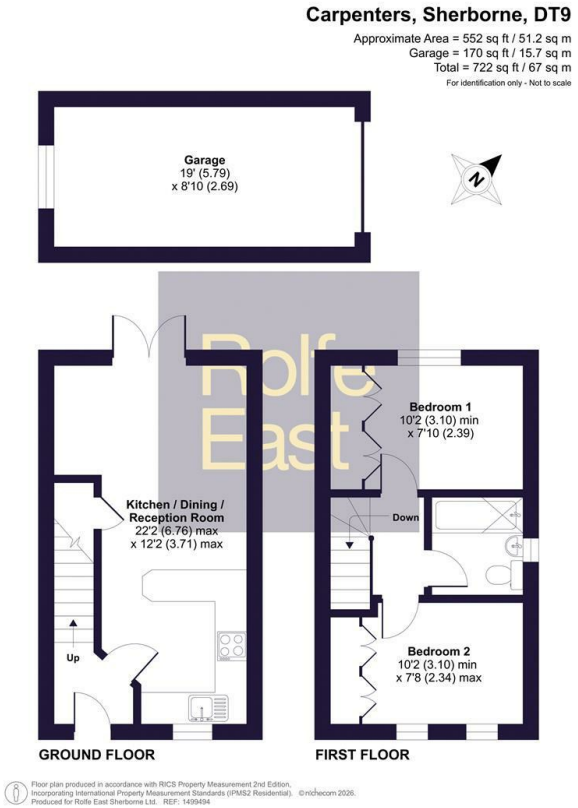














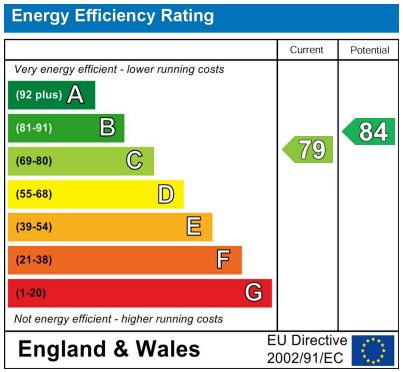
Directions

Viewings

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

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