

Rolfe East



St. Catherine's Crescent, Sherborne, DT9 6DE

Asking Price £485,000

- EXCELLENT SOUGHT-AFTER RESIDENTIAL ADDRESS!
- SINGLE GARAGE WITH ATTACHED OFFICE / STUDIO AT REAR.
- MAINS GAS FIRED CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- WALKING DISTANCE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- LARGE PRIVATE PLOT WITH FRONT AND REAR LEVEL LAWNED GARDENS.
- DRIVEWAY PARKING FOR TWO CARS WITH SCOPE MORE.
- EXCELLENT LEVEL OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT THE FRONT.
- LINK-DETACHED DOUBLE FRONTED HOUSE WITH THREE DOUBLE BEDROOMS.
- AMPLE SCOPE TO EXTEND (subject to the necessary planning permission).
- WALKING DISTANCE TO LOCAL SHOPPING PRECINCT AND CONVENIENCE STORES.

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34 St. Catherine's Crescent, Sherborne DT9 6DE

'34 St Catherine's Crescent' is a well-presented, deceptively spacious, mature, double-fronted, Georgian-style, link-detached house situated in a very sought-after residential address a short walk to the historic town centre of Sherborne and mainline railway station to London Waterloo. The property boasts generous front and rear, level gardens giving an attractive frontage, generous depth from the road and a very private rear garden. There is a private driveway providing off road parking for two cars, with scope for more – subject to the necessary planning permission. The driveway leads to an attached single garage. There is free unrestricted parking on the quiet road at the front. The property offers great scope for extension and reconfiguration to a four bedroom house, subject to the necessary planning permission. It is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The well laid out accommodation boasts excellent levels of natural light from a sunny southerly aspect at the front, dual aspects and large feature windows. It comprises entrance reception hall, sitting room with open fireplace, open-plan kitchen / dining room, under cover side area and ground floor WC / cloakroom. On the first floor there is a landing area, large master double bedroom boasting a light dual aspect and superb scope to divide in to two bedrooms or the addition of an en-suite bathroom, two further double bedrooms and a family bathroom. There is a separate office with it's own patio attached to the rear of the garage which would be ideal for working from home. The property is a short walk to countryside with Purlicu meadows, Pageant Gardens and the two Sherborne Castles nearby – ideal as you do not have to put the children or the dogs in the car! **THIS PROPERTY MUST BE VIEWED!**



Council Tax Band: E



It is also a short walk to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway leads to the front door. Glazed and panel front door to

ENTRANCE RECEPTION HALL: 12'8 maximum x 6'1 maximum. A useful greeting area providing a heart to the home, hardwood parquet flooring, radiator, telephone point. Staircase rises to the first floor. Door leads to understairs storage cupboard space with electric light connected. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17'2 maximum x 11'5 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting a sunny southerly aspect and double glazed sliding patio doors opening onto the rear garden, hardwood parquet flooring, two radiators, open fireplace with brick surrounds with hearth, TV point.

KITCHEN / DINING ROOM: 17'1 maximum x 9'9 maximum. A generous open plan living space boasting a light triple aspect, large uPVC double glazed window overlooks the rear garden, uPVC double glazed window to the front enjoying a sunny southerly aspect, glazed and panel door to the side, a range of panelled kitchen units comprising timber effect laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset mains gas five burner hob, a range of drawers and cupboards under, electric oven and grill, space and plumbing for washing machine, a range of matching wall mounted cupboards, recess provides space for upright fridge freezer. Dining room area, radiator, telephone point.

Door from the entrance hall leads to

CLOAKROOM / WC: 3'3 maximum x 5'4 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed stairwell window to the rear overlooks the rear garden. Landing area, ceiling hatch to loft storage space. Door leads to shelved linen cupboard. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 17'2 maximum x 11'5 maximum. A generous main bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, the front enjoys a sunny southerly aspect with views to countryside beyond neighbouring properties, two radiators.

BEDROOM TWO: 9'11 maximum x 8'7 maximum. A second double bedroom, uPVC double glazed windows to the front enjoying a sunny southerly aspect, radiator.

BEDROOM THREE: 10'2 maximum x 8'3 maximum. A third generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

FAMILY BATHROOM: 6'10 maximum x 5'7 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, shower rail, tiling to splash prone areas, uPVC double glazed window to the front, radiator, shaver light and point.

OUTSIDE:

The property occupies a generous plot. At the front of the property there is a large level lawned garden giving a depth of 36'7 maximum. The front garden boasts a variety of mature shrubs and trees including a Cherry Prunus tree. The front of the property boasts a climbing Wisteria and Shrub Rose. A dropped curb gives vehicular access to a private driveway

providing off road parking for two cars with scope for more, subject to the necessary planning permission. Driveway leads to attached garage.

GARAGE: 16'9 in depth x 8'3 in width. Electric light and power connected, metal up and over garage door.

Timber door from the driveway area gives access to undercover side walkway with electric light connected. This area leads to the main rear garden.

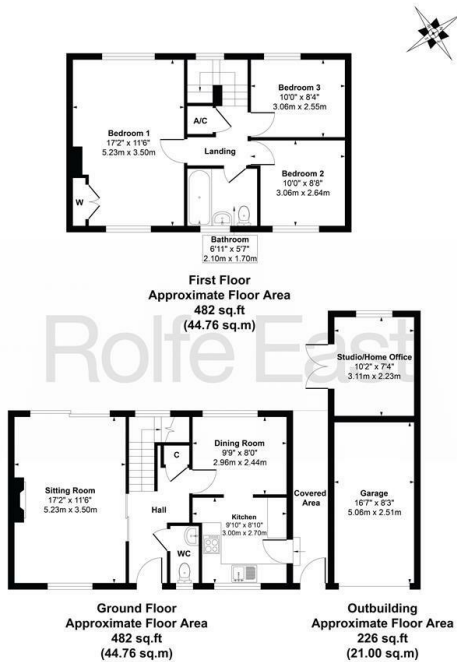
OFFICE / STUDIO: 8' maximum x 10'1 maximum. Attached to the rear of the garage. uPVC double glazed double French doors open to the main rear garden, uPVC double glazed window to the rear, light and power connected.

MAIN REAR GARDEN: 46' in depth maximum x approximately 45'in width. This private enclosed garden is level and laid mainly to lawn. Patio area. It is enclosed by mature hedges and trees. Herbaceous borders with Mahonia and Red Robin Shrubs, outside lighting. The rear garden enjoys a good degree of privacy.





St Catherine's Crescent, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 1,190 sq. ft / 110.52 sq. m
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

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

Council Tax Band

E

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 80 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |