Rolfe East

Kearvell Place, Sherborne, DT9 4FQ

Guide Price £254,000

- WELL PRESENTED MODERN END OF TERRACE HOUSE WITH THREE BEDROOMS.
- TWO ALLOCATED PARKING SPACES PLUS LARGE TIMBER OUTBUILDING.
- GROUND FLOOR WC / CLOAKROOM.
- NO FURTHER CHAIN.
- COMES WITH TEN PRIVATELY OWNED SOLAR PANELS ON REAR ROOF - EPC BAND B!
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- POPULAR RESIDENTIAL ADDRESS A SHORT WALK TO NEARBY COUNTRYSIDE.
- GENEROUS LEVEL REAR GARDEN 38'5 x 16'5 WITH A SUNNY SOUTH WESTERLY ASPECT.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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24 Kearvell Place, Sherborne DT9 4FQ

WITH TEN PRIVATELY OWNED SOLAR PANELS! SUPERB EPC RATING - BAND B! NO FURTHER CHAIN. '24 Kearvell Place' is a well presented, modern, linked end of terrace house located in a popular residential address on the western side of Sherborne, a short walk to the town centre and mainline railway station to London. The house comes with a generous, level rear garden enjoying a sunny south westerly aspect and a large timber outbuilding. The house comes with two allocated parking spaces. There is potential for extension at the rear, subject to the necessary planning permission. It is heated via mains gas fired radiator central heating via a combination boiler and benefits from double glazing. There are good levels of natural light from a pleasant north east-to-south west aspect. The well laid out accommodation comprises entrance reception hall, sitting room, kitchen / dining room and ground floor WC / Cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. This lovely home enjoys countryside walks not far from the front door – ideal as you do not have to put the dogs and the children in the car! The house is a short walk to the local park and basketball courts. It 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 also has good access to the 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

3 3 1 B

Council Tax Band: C

Paved pathway and steps rise to the front door with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 7’6 maximum x 9’2 maximum. A welcoming entrance hall providing a heart to the home, radiator, telephone point, staircase rises to the first-floor landing, panel doors lead off the entrance hall to the ground floor rooms.

SITTING ROOM: 14’5 maximum x 12’2 maximum. A well-presented main reception room with double glazed window to the front, radiator, TV point, panel door leads to understairs storage cupboard. Panel door from the sitting room leads to the

KITCHEN / DINING ROOM: 15’3 maximum x 8’11 maximum. A generous open-plan room with uPVC double glazed French doors opening on to the rear garden enjoying a sunny southerly aspect, a range of oak effect panelled kitchen units comprising stone work surfaces and surrounds, inset stainless steel one-and-a-half sink bowl, mixer tap over, stainless steel mains gas hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated washing machine, integrated dishwasher, integrated fridge and freezer, stone splashback, wall mounted stainless steel cooker hood / extractor fan, a range of matching wall mounted cupboards, wall mounted cupboard houses mains gas fired combination boiler, double glazed window to the rear overlooks the rear garden, inset ceiling lighting, radiator.

Panel door from the entrance hall leads to

CLOAKROOM / WC: Fitted low level WC, pedestal wash basin, tiled splashback, double glazed window to the front, radiator.

Staircase rises from the entrance hall to the first-floor landing. Ceiling hatch to loft space, panel door leads to landing cupboard with shelving, panel doors lead off the landing to the first-floor rooms.

MASTER BEDROOM: 9'11 maximum x 9’7 maximum. A generous double bedroom, double glazed window to the front, radiator, TV point, sliding doors lead to fitted wardrobe, second door leads to built-in wardrobe cupboard space, panel door leads to

EN-SUITE SHOWER ROOM: 5’3 maximum x 6’3 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall-mounted mains shower over, tiled walls, chrome heated towel rail, double glazed window to the front, extractor fan.

BEDROOM TWO: 9’1 maximum x 7’7 maximum. Double glazed window to the rear overlooks the rear garden, radiator, sliding doors lead to fitted wardrobe.

BEDROOM THREE: 7’7 maximum x 6’ maximum. Double glazed window to the rear overlooks the main garden, radiator.

FAMILY BATHROOM: 5’11 maximum x 5’10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, tiled walls, double glazed window to the side, chrome heated towel rail, extractor fan.

OUTSIDE: At the front of the property, a paved path and steps lead to the front door, outside light. There is a small portion of front garden laid to stone chippings.

MAIN GARDEN: 38’5 in depth maximum x 16’5 in width maximum. The main garden is situated at the rear of the house and is

generous, level and enclosed by timber panel fencing. It boasts a sunny south westerly aspect. It is designed for easy maintenance purposes with a timber decked patio seating area providing quite the sun trap, outside power point, outside tap, an area laid to stone chippings, rear timber garden gate giving separate access to the main garden.

DETACHED TIMBER OUTBUILDING: 13’5 maximum x 7’1 maximum. With fitted timber bar area.

PARKING: The property comes with two allocated parking spaces. There is also free, unrestricted parking on the road in front of the house.

24 Kearvell Place

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft

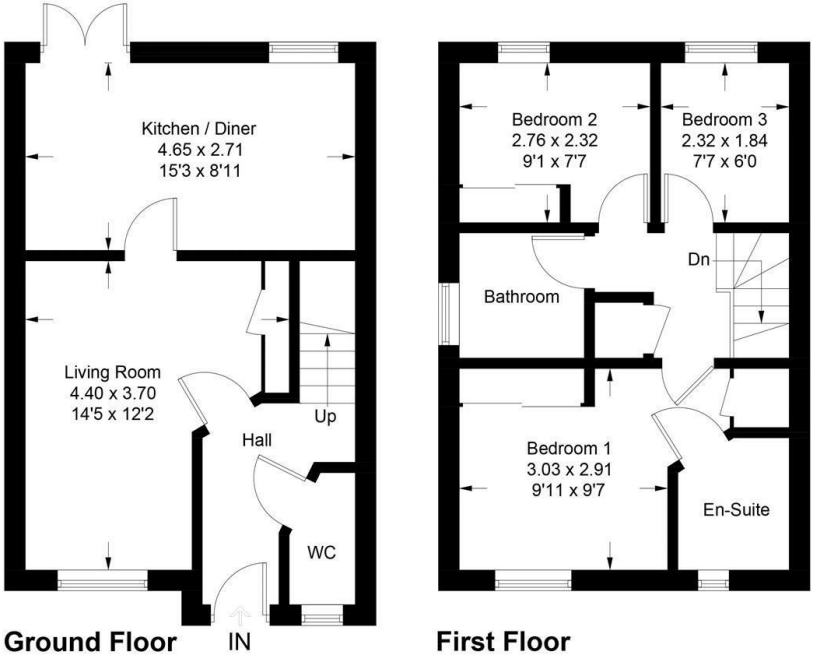

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272409)

Directions

Viewings

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

Council Tax Band

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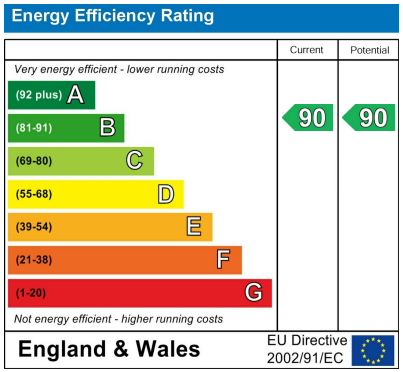

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