

# Rolfe East



## Clanfield, Sherborne, DT9 6AZ

Offers In The Region Of £200,000

- MODERN MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS.
- LEVEL PRIVATE ENCLOSED REAR GARDEN.
- LARGE GARDEN SHED.
- VACANT - NO FURTHER CHAIN. QUICK SALE AVAILABLE IF REQUIRED.
- POPULAR RESIDENTIAL CUL-DE-SAC ADDRESS ON WESTERN SIDE OF SHERBORNE TOWN.
- REPLACEMENT KITCHEN.
- SHORT WALK TO NEARBY CONVENIENCE STORE AND COUNTRYSIDE.
- ONE ALLOCATED PARKING SPACE AT THE REAR.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO TOWN CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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## 4 Clanfield, Sherborne DT9 6AZ

VACANT - NO FURTHER CHAIN. '4 Clanfield' is a modern, terraced, freehold house with off road parking for one car plus a level, private rear garden arranged for low maintenance purposes. It is only moments from a local convenience store plus it is a short walk to the boutique high street, town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The house benefits from mains gas fired radiator central heating and uPVC double glazing. It has had a replacement kitchen recently. The spacious accommodation arranged over two floors and enjoys excellent levels of natural light from a sunny southerly aspect at the front. The accommodation comprises entrance porch, sitting room / dining room and open-plan kitchen / breakfast room. On the first floor, there is a landing area, two double bedrooms and family bathroom. The house is a very short walk to Sherborne town 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' - a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. VACANT - QUICK SALE AVAILABLE.



Council Tax Band: B



Paved pathway to front door. uPVC double glazed front door to

PORCH: uPVC double glazed windows to the front and side. Glazed door leads to

LOUNGE / DINING ROOM: 15'7 maximum x 11'9 maximum. A well-proportioned main reception room, uPVC double glazed window to the front boasting a sunny southerly aspect, staircase rises to the first floor, understairs storage area, radiator, telephone point, TV ariel attachment. Panel from the lounge / dining room leads through to the

KITCHEN / BREAKFAST ROOM: 11'9 maximum x 9'9 maximum. Another generous room, a range of modern replacement kitchen units comprising timber effect laminated worksurface, decorative tiled surround, inset stainless steel sink bowl and drainer unit with mixer tap over, space for electric oven, a range of drawers and cupboards under, space for under counter fridge or washing machine, a range of matching wall mounted cupboards, wall mounted mains gas combination boiler, radiator, uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the rear garden.

Staircase rises from the sitting room to the

FIRST FLOOR LANDING: 7'3 maximum x 6' maximum. Ceiling hatch to loft space. Door leads to airing cupboard with slatted shelving. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'9 maximum x 10'2 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, telephone point.

BEDROOM TWO: 11'10 maximum x 8'8 maximum. A second double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect and views to countryside beyond neighbouring properties, radiator.

FAMILY BATHROOM: 5'9 maximum x 7'2 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with mains shower over, shower rail, tiled walls and floor, extractor fan.

OUTSIDE:

At the front of the property there is a small area of paved front garden, flowerbeds and borders. Paved pathway leads to the front door.

The MAIN GARDEN is situated at the rear of the property 30'9 in length maximum x 12'5 maximum in width. This level rear garden is laid to paving for low maintenance purposes and enclosed by timber panel fencing, outside light, outside tap, outside drying area, space to store recycling containers and wheelie bins, timber garden shed.

Timber gate at the rear of the garden gives access to a residents parking area. This property comes with one allocated parking space.



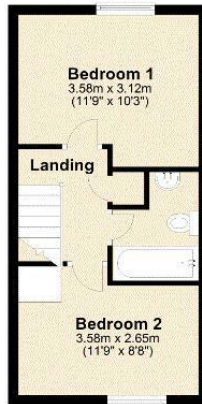


## Clanfield, Sherborne DT9

**Ground Floor**  
Approx. 26.3 sq. metres (284.8 sq. feet)

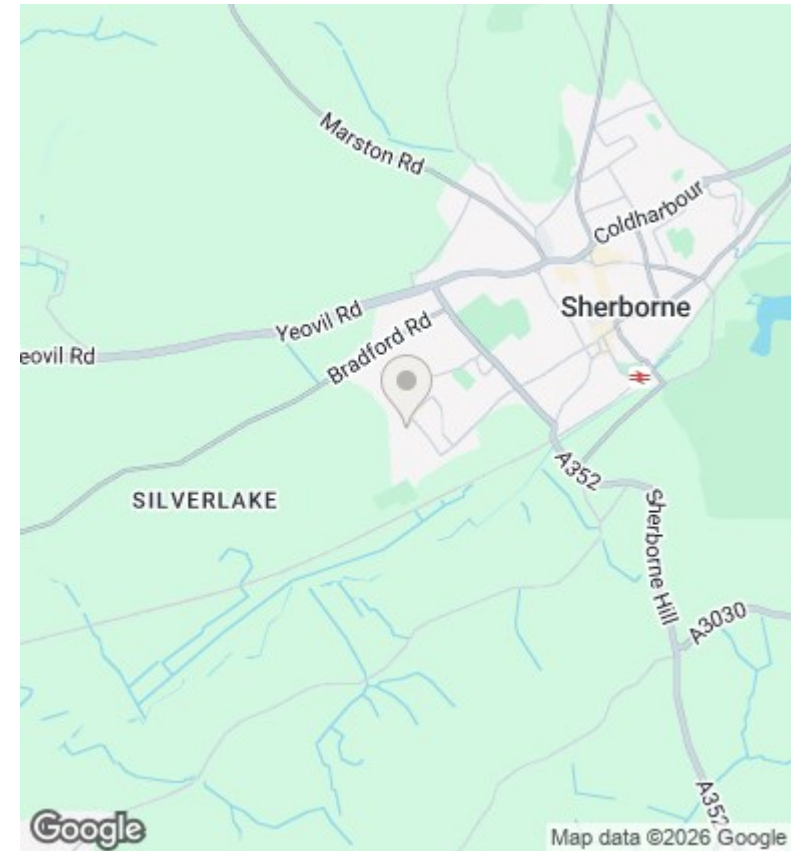


**First Floor**  
Approx. 27.2 sq. metres (292.5 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 sq. feet)

**For illustrative purposes only. Not to be used for any other use. Not to scale.**



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	