

Rolfe East



Manor Road, Milborne Port, DT9 5BL

Offers In Excess Of £250,000

- MODERN DETACHED THREE BEDROOM CHALET BUNGALOW.
- SPACE TO ADD CARPORT OR GARAGE (subject to the necessary planning permission).
- NICE VIEWS TOWARDS WHEATHILL.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- DECEPTIVELY SPACIOUS (1045 SQUARE FEET) WITH EN-SUITE SHOWER ROOM.
- GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SOUTH FACING MAIN GARDEN,
- EXTENSIVE PRIVATE DRIVEWAY PARKING FOR 4 CARS OR MORE.
- CONTEMPORARY SHAKER STYLE KITCHEN AND WHITE BATHROOM SUITES.
- SHORT WALK TO NEARBY COUNTRYSIDE AND EXCELLENT VILLAGE CENTRE AMENITIES.

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8 Manor Road, Milborne Port DT9 5BL

A beautifully finished, detached, modern bungalow (1045 square feet) situated in a popular residential address near the heart of this sought-after village. This property was built recently and is found in excellent condition throughout. It has many stylish features including a cream coloured Shaker-style kitchen and contemporary bathrooms. There is a quaint lawned garden at the front enjoying a sunny south-facing aspect and rear patio garden. This lovely home also has extensive driveway parking at the front and the side for 4-5 cars. The side area offers scope to add a garage or carport, subject to the necessary planning permission. It would also be perfect for those with a camper van or caravan seeking a 'lock up and leave' property. The bungalow has gas fired radiator central heating and uPVC double glazing throughout. In the property, the deceptively spacious accommodation (1045 square feet) enjoys a good level of natural light and comprises entrance hall, sitting room, kitchen/dining room, two generous ground floor bedrooms and a ground floor family bathroom. On the first floor there is a generous third, double bedroom and en-suite shower room. There are superb rural walks from nearby the front door as well as being within walking distance of the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The bungalow is only a short drive to the 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.



Council Tax Band: D



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.

Pathway to storm porch, uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 21'2 maximum x 13'1 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, radiator, uPVC double glazed door to the rear, tiled floor. Panel door to shelved storage cupboard. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 13'10 maximum x 11' maximum. A well-presented main reception room, large uPVC double glazed window to the front enjoying a sunny south easterly aspect, radiator, TV point, telephone point.

KITCHEN DINING ROOM: 20' maximum x 7'7 maximum. Another generous room with a light dual aspect with uPVC double glazed window to the front, boasting a sunny south easterly aspect, uPVC double glazed window to the rear and overlooks the rear garden, a range of Shaker-style kitchen units comprising oak effect laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric Bosch hob with stainless steel Bosch electric oven under, a range of drawers and cupboards under, integrated Bosch slimline dishwasher, space and plumbing for washing machine, fitted wine rack, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted stainless steel

cooker hood extractor fan, stainless steel splash back, tiled floor, radiator.

GROUND FLOOR BEDROOM TWO: 12'7 maximum x 10'1 maximum. A generous double bedroom, uPVC double glazed window to the rear, radiator.

GROUND FLOOR BEDROOM THREE: 9'3 maximum x 6'8 maximum. Currently used as a dressing room, uPVC double glazed window to the rear, radiator.

GROUND FLOOR BATHROOM: 7'2 maximum x 5'8 maximum. Fitted low level WC, wash basin over storage cupboard, p-shaped panel bath with mains shower tap arrangement over, glazed shower screen, tiling to splash prone areas, uPVC double glazed window to the front, chrome heated towel rail, extractor fan.

Staircase rises from the entrance hall to the first floor landing, door leads to eaves storage cupboard space. Panel door to

MASTER BEDROOM: 15'6 maximum x 20' maximum. A generous main room, two double glazed ceiling windows to the front, radiator, doors lead to fitted wardrobes. Panel door leads to

EN-SUITE SHOWER ROOM: 11'11 maximum x 5'8 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed shower cubicle with wall mounted mains shower over, tiled floor, inset ceiling lighting, extractor fan, chrome heated towel rail.

OUTSIDE:

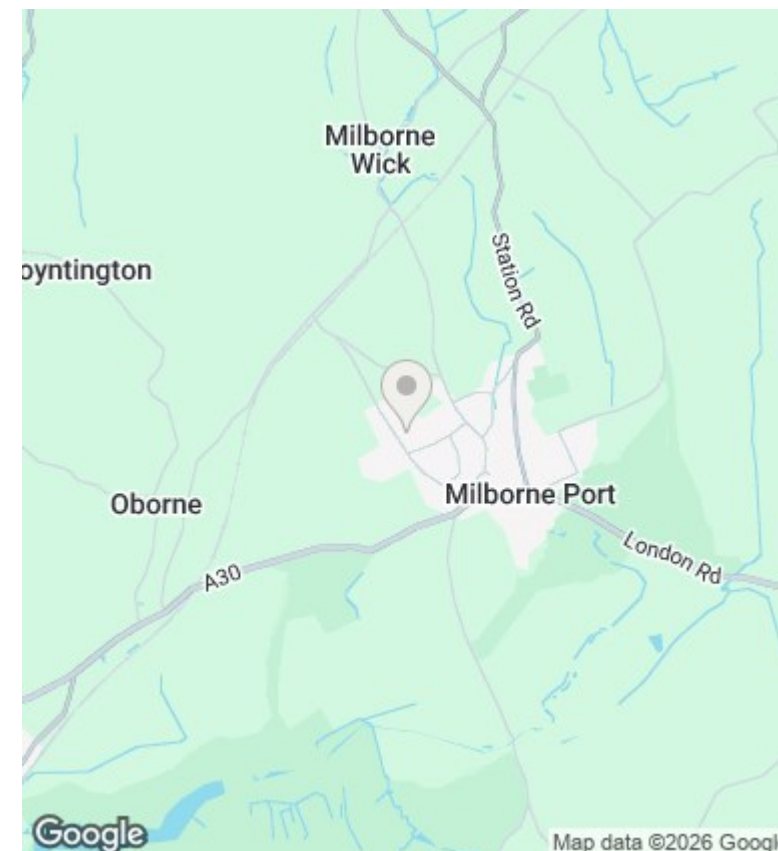
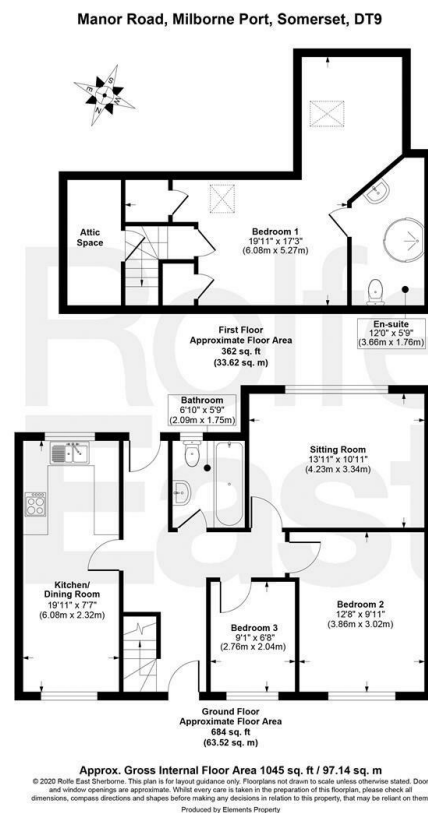
At the front of the property, a timber gate gives vehicular access to a private driveway providing off road parking for 3-5 cars

comfortably. Driveway extends to the front and side of the property, outside security lighting, outside power point, outside tap. The front area is laid to stone chippings and boasts a sunny south easterly aspect and is enclosed by mature hedges. There is access to the rear on both sides of the property, side area has fishpond, rain water harvesting butt.

At the rear of the property there is a small patio garden approximately 70' in width x 11'7 in depth. Paved patio seating area offering a good degree of privacy, raised area laid to stone chippings.







Directions

Viewings

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

Council Tax Band

D

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