

Rolfe East



Roberts Court, Sherborne, DT9 3LB

Offers In Excess Of £325,000

- HANDSOME MODERN PERIOD-STYLE NATURAL STONE END OF TERRACE HOUSE.
- LEVEL PRIVATE REAR GARDEN ENJOYING SUNNY SOUTH-FACING ASPECT.
- PERIOD-STYLE DOUBLE GLAZED SASH WINDOWS AND GAS CENTRAL HEATING.
- VACANT - NO FURTHER CHAIN.
- EXCLUSIVE GATED DEVELOPMENT OF STYLISH HOMES VERY NEAR TOWN CENTRE.
- USE OF FURTHER ATTRACTIVE COMMUNAL GARDENS.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- ALLOCATED PARKING IN SECURE, GATED RESIDENTS PARKING AREA.
- BAY WINDOWS, INTERNAL OAK DOORS AND TRAVERTINE FLOORS.
- VERY SHORT LEVEL WALK TO TOWN CENTRE, ABBEY AND RAILWAY STATION TO LONDON.

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6 Roberts Court, Sherborne DT9 3LB

VACANT - NO FURTHER CHAIN. '6 Roberts Court' is a well presented, natural stone, modern / period-stye, end of terrace house situated in a choice, 'tucked away' location in a gated development in the town centre of Sherborne, just moments from the historic Abbey and Alms Houses. It is a very short walk to the bustling high street and mainline railway station to London Waterloo. The house boasts a private, level rear garden enjoying a sunny south-facing aspect, a side garden area and attractive communal front gardens. There is one allocated parking space in a secure, gated, residents parking area. It is heated via a mains gas-fired radiator central heating system, a living flame gas fire in the sitting room and also benefits from attractive, period-style double glazing and sash windows. There are a wealth of pretty character features including a bay window, internal oak doors and architraves and Travertine stone floors. There are good levels of natural light from a nice south-facing aspect at the rear. The deceptively spacious accommodation comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room and ground floor WC / cloakroom. On the first floor there is a landing area, generous double master bedroom with en-suite shower room, second double bedroom and a family bathroom. This lovely home enjoys countryside walks from nearby the front door at Pageant Gardens, Purlieu Meadows and the Sherborne Castles – ideal as you do not have to put the dogs and the children in the car! It is a very 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.



Council Tax Band: D



Sherborne 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.

Communal automated front gate gives access to pathway leading through communal gardens. Private pathway to storm porch. Oak panelled double glazed front door leads to

ENTRANCE RECEPTION HALL: 10'3 maximum x 10'1 maximum. A useful greeting area providing a heart to the home, timber period style double glazed sash window to the front overlooks the pretty communal garden, travertine floor tiles, oak skirting boards and architraves, radiator, telephone point, staircase rises to the first floor. Oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 19'3 maximum x 10'8 maximum. A generous main reception room enjoying a light dual aspect with feature bay window to the front with timber period style double glazed sash window overlooking the communal garden area. Timber period style double glazed French doors and side lights open onto the rear garden, oak skirting boards and architraves, limestone period fire surround and hearth with living flame gas fire, TV point, telephone point, radiator.

KITCHEN BREAKFAST ROOM: 10' maximum x 6'9 maximum. A range of oak panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel mains gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, integrated dishwasher, integrated

fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, inset feature ceiling lighting, feature timber double glazed sash window to the rear, travertine floor tiles, radiator, oak skirting boards and architraves.

GROUND FLOOR CLOAKROOM / WC: 6'9 maximum x 4'9 maximum. Fitted low level WC, wash basin in worksurface and tiled splashback with cupboard under, travertine floor tiles, oak skirting boards and architraves, radiator, extractor fan, inset ceiling lighting, oak door leads to shelved cupboard.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 9'1 maximum x 6'5 maximum. Radiator, oak skirting boards and architraves, ceiling hatch and loft ladder leads to loft storage space. Oak door from the landing leads to cupboard housing mains gas fired boiler, slatted shelving. Oak doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'10 maximum x 8'5 maximum. A double bedroom with timber double glazed sash window to the front overlooking pretty communal garden, radiator, oak skirting boards and architraves, TV point, telephone point. Oak door leads to

EN-SUITE SHOWER ROOM: 6'4 maximum x 6'4 maximum. A modern white suite comprising fitted low level WC, wash basin and tiled worksurface with tiled splash back, cupboard under, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, timber period style double glazed sash window to the front, radiator, extractor fan, shaver light and point, inset ceiling lighting, travertine floor tiles, radiator.

BEDROOM TWO: 8'11 maximum x 7'11 maximum. A second double bedroom, timber period style double glazed sash window to the rear, radiator, oak skirting boards and architraves.

FIRST FLOOR FAMILY BATHROOM: 6'9 maximum x 8'5 maximum. A modern white suite comprising fitted low level WC, wash basin in tiled worksurface, tiled splash back, panel bath with glazed shower screen over, wall mounted mains shower over bath, tiling to splash prone areas, travertine floor tiles, timber period style double glazed sash window to the rear, extractor fan, inset ceiling lighting, chrome heated towel rail, shaver light and point.

OUTSIDE:

At the front of the property there is a pretty communal garden area. Private timber side gate gives access to

SIDE GARDEN: 30'10 maximum in depth x 10'2 maximum in width. Timber storage shed. Side garden leads to the

MAIN REAR GARDEN: 32' maximum in width x 12' maximum in depth. This private rear garden is level and laid to lawn. It is enclosed by timber panel fencing, paved patio seating area, outside light, outside tap. It enjoys a sunny south facing aspect and a good degree of privacy.

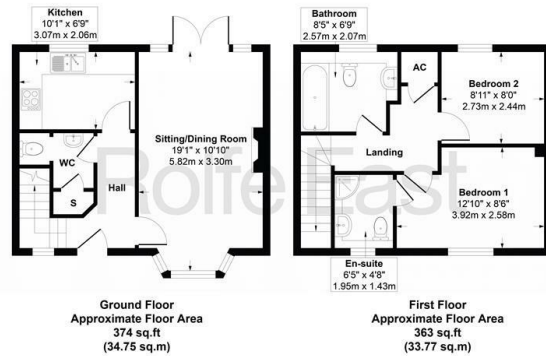
Automatic security gates lead off Cooks Lane giving vehicular access to a

GATED RESIDENTS PARKING AREA: This property comes with one allocated parking space.



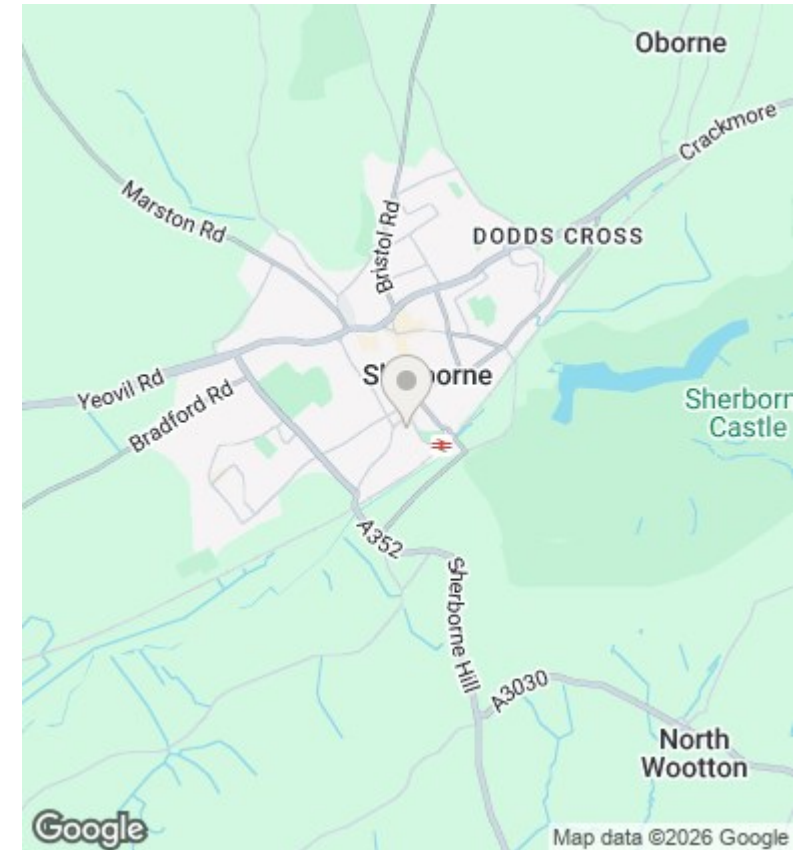


Roberts Court, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 737 sq. ft / 68.52 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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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