

Rolfe East



Clanfield, Sherborne, DT9 6BE

Offers In Excess Of £300,000

- SPACIOUS EXTENDED SEMI-DETACHED HOUSE OFFERING 3-4 BEDROOMS.
- DRIVEWAY PARKING FOR TWO CARS LEADING TO FORMER GARAGE (NOW UTILITY ROOM).
- TWO RECEPTION ROOMS. TOTAL 1182 SQUARE FEET.
- EXCELLENT NO-THROUGH CUL-DE-SAC ADDRESS.
- SUPERB COUNTRYSIDE VIEWS AT THE REAR - GARDEN BACKS ON TO FIELDS.
- FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM / WC.
- SHORT WALK TO NEARBY CONVENIENCE STORES.
- SUNNY WEST-FACING LEVEL REAR GARDEN AND GOOD PRIVACY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

45 Clanfield, Sherborne DT9 6BE

'45 Clanfield' is a simply superb, deceptively spacious (1182 square feet), extended, linked semi-detached, three / four bedroom house enjoying extensive countryside views at the rear and situated in a top residential cul-de-sac address near the pretty town centre of Sherborne. It is a short walk to surrounding countryside and the town centre of Sherborne plus the mainline railway station to London Waterloo. The property is very well presented, boasting light, flexible accommodation. It is heated by mains gas fired radiator central heating and has uPVC double glazing. The house boasts a generous, level garden at the rear that backs on to fields and is arranged for low maintenance purposes. It enjoys a sunny westerly aspect on the rear and countryside views. The garden offers a good degree of privacy. The property comes with a private driveway providing parking for two cars. The well-arranged accommodation boasts good levels of natural light and comprises entrance hall, sitting room, dining room with large entrance to kitchen/breakfast room, utility room / storeroom (former garage) and ground floor WC / shower room. On the first floor, there is a landing area, three generous bedrooms plus fourth single bedroom / office and a family bathroom. It is a short walk to nearby countryside as well as nearby convenience stores – ideal as you do not have to put the children or the dogs in the car! It is a short walk to the historic town centre of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short walk to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant.



Council Tax Band: C



This excellent property is perfect for those aspiring couples or families looking to settle in their ultimate West Country home, retiring cash buyers from the South East looking to run to the countryside and this superb area, possibly linked to the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, air b&b and rental market plus much more.

uPVC double glazed front door leads to

ENTRANCE PORCH: 3'1 maximum x 3'10 maximum. Timber effect flooring, door leads to shelved cupboard space. Glazed door from the entrance porch leads to the

SITTING ROOM: 16'2 maximum x 12'2 maximum. A well-proportioned main reception room, uPVC double glazed window to the front, radiator, telephone point, TV point, staircase rises to the first floor, understairs storage area. Glazed door leads from the sitting room to the

DINING ROOM: 12'1 maximum x 8'11 maximum. Timber effect flooring, radiator. Large entrance leads through to the kitchen breakfast room area providing a full through-measurement of 20'.

KITCHEN BREAKFAST ROOM AREA: 19'6 maximum x 20'8 maximum. A superb open-plan living space with two uPVC double glazed windows to the rear overlooking the rear garden enjoying extensive countryside views and a sunny south westerly aspect, uPVC double glazed door to the rear, timber effect flooring, radiator, a range of pine panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit with mixer tap over, space and point for gas hob and electric oven, a range of

drawers and cupboards under, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted extractor fan, inset ceiling lighting, TV point. Panel doors lead from the kitchen breakfast area to

GROUND FLOOR SHOWER ROOM / WC: 6'8 maximum x 3'10 maximum. A modern white suite comprising low level WC, wash basin over storage drawer, glazed shower cubicle with wall mounted electric shower over, wall mounted rain shower, extractor fan, chrome heated towel rail, timber effect flooring.

Further panel door from the kitchen area leads to

STORAGE ROOM / UTILITY ROOM: 12'8 maximum x 7'2 maximum. Doors to the front driveway, light and power connected, laminated worksurface and cupboards, wall mounted mains gas fired central heating boiler.

Staircase rises from the sitting room to the first floor landing. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'1 maximum x 12' maximum. A good-sized double bedroom, uPVC double glazed window to the front, radiator. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves.

BEDROOM TWO: 19'10 maximum x 9' maximum. Radiator, uPVC double glazed window to the rear enjoys extensive countryside views and a sunny south westerly aspect. Door from bedroom two leads to

BEDROOM THREE: 17'2 maximum x 7'1 maximum. Double glazed

Velux ceiling window to the rear, radiator, doors lead to eves storage cupboard space.

BEDROOM FOUR / OFFICE: 10' maximum x 6'1 maximum. uPVC double glazed window to the rear enjoying extensive countryside views, radiator.

FAMILY BATHROOM: 5'8 maximum x 6'5 maximum. A period style white suite comprising low level WC, pedestal wash basin with cupboard under, panel bath with wall mounted electric shower over, shower rail, tiled walls and floor, extractor fan, radiator.

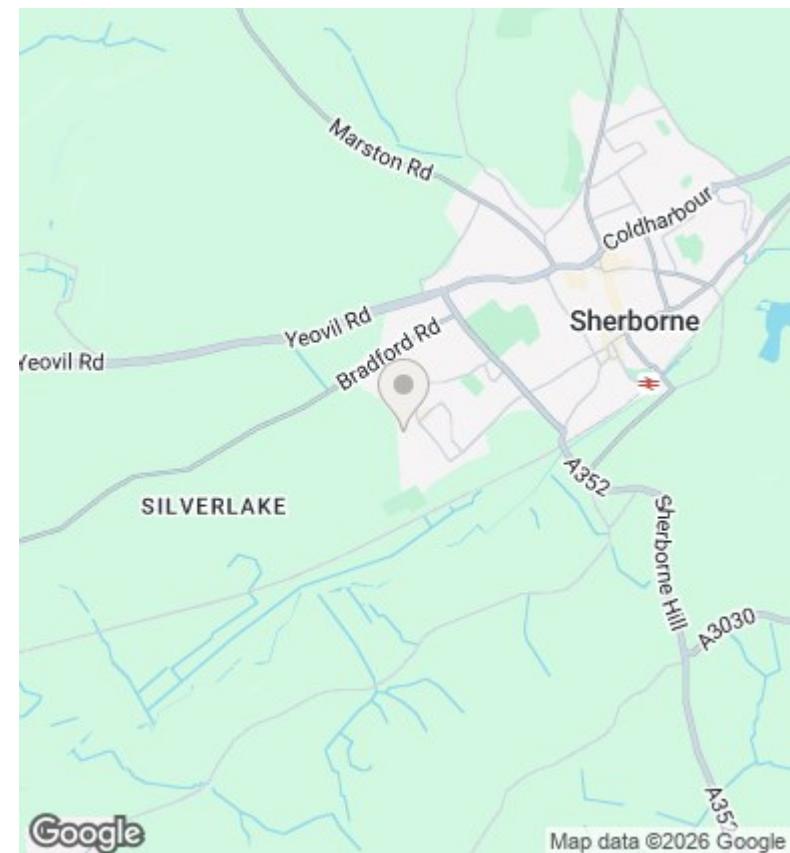
OUTSIDE:

At the front of the property there is driveway parking provided for 2 cars. Paved pathway to the front door, outside lighting, attached storage cupboard.

The **MAIN GARDEN** is situated at the rear of the property 19'10 in depth x 21'7 in width. This enclosed rear garden enjoys incredible countryside views at the rear and a south westerly aspect. It is arranged for low maintenance purposes and laid mainly to patio, a variety of raised flowerbeds and borders, brick build BBQ, outside tap.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(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	