

Rolfe East



St. Aldhelms Road, Sherborne, DT9 4EB

Guide Price £235,000

- SPACIOUS TWO DOUBLE BEDROOM TERRACED HOUSE IN GREAT CONDITION!
- CONSERVATORY.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- MUST BE VIEWED!
- 100' OF SOUTH FACING REAR GARDEN BACKING ON TO ALLOTMENT LAND.
- NO FURTHER CHAIN.
- SHORT WALK TO TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- DOUBLE GLAZING AND GAS CENTRAL HEATING.
- SCOPE TO EXTEND AND ADD OFF ROAD PARKING (subject to planning permission).
- POPULAR RESIDENTIAL ADDRESS.

72 St. Aldhelms Road, Sherborne DT9 4EB

SPACIOUS TWO DOUBLE BEDROOM TERRACED HOUSE WITH 100' OF SOUTH FACING REAR GARDEN! DOUBLE GLAZING AND GAS CENTRAL HEATING! CONSERVATORY! This lovely home is situated in a popular residential road on the periphery of Sherborne town. The surprisingly spacious accommodation comprises entrance reception hall, lounge/dining room, conservatory and kitchen whilst on the first floor there are two double bedrooms and a family bathroom. Side access leads to a generous south-facing rear garden extending to approximately 100' in length and backing on to allotment land. The house enjoys countryside views at the rear towards the Sherborne Castles. The front garden offers ample scope to turn into private, off-road driveway parking for two cars. The main house also offers excellent scope for reconfiguration and extension, subject to the necessary planning permission. The property is within walking distance of Sherborne town centre, the local Waitrose Store and Cheap Street with its bustling out-and-about culture and a superb selection of boutique shops, artisan bakeries, independent cafes and great gastro-pubs. The breath-taking, historic Abbey, Alms Houses and world famous Sherborne schools are nearby. The house is not far from the mainline railway station in the centre of Sherborne, making London Waterloo in just over two hours directly without changing your seat. 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. **THIS SUPERB, MATURE HOME MUST BE VIEWED! NO FURTHER CHAIN.**



Council Tax Band: B



Pathway to storm porch with outside light. uPVC double glazed front door leads to

ENTRANCE RECEPTION HALL: 11'11 maximum x 5'11 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, understairs cupboard space, fitted cupboard, radiator, timber effect laminate flooring. Doors leads off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 20'4 maximum x 12' maximum. A generous main reception room with uPVC double glazed window to the front, fireplace with gas fire, timber effect flooring, two radiators. uPVC double glazed double French doors open to the

CONSERVATORY: 11'11 maximum x 9'11 maximum. uPVC double glazed construction with windows to both sides, uPVC double glazed double French doors open onto the rear garden, ceramic floor tiles, radiator, light and power connected.

KITCHEN: 9'3 maximum x 9' maximum. A range of fitted panel kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, space for electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, uPVC double glazed window to the rear, uPVC double glazed door to the rear, wall mounted cupboard houses Worcester Bosch mains gas fired boiler, ceramic floor tiles.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 7'9 maximum x 4'7 maximum. Ceiling

hatch to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 15' maximum x 9'8 maximum. A large double bedroom, uPVC double glazed window to the front, radiator, telephone point, doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10'5 maximum x 10'4 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and allotment land beyond. This property boasts extensive views at the rear to hills and countryside beyond neighbouring properties and a sunny southerly aspect. Fitted wardrobe cupboard space, radiator.

FIRST FLOOR FAMILY BATHROOM: 7'9 maximum x 5'7 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with wall mounted mains shower over, shower tap arrangement, tiling to splash prone areas, uPVC double glazed window to the rear, radiator, fitted wall mounted cupboard.

OUTSIDE:

At the front of the property there is a portion of lawned front garden giving a depth of 20'8 from the pavement. The front garden boasts a variety of well stocked flowerbeds and borders. Pathway leads to storm porch with outside light. Side access to timber side gates giving access to the main rear garden.

The **MAIN REAR GARDEN** measures approximately 100' in length x 20'3 in width. This huge rear garden is enclosed by timber panel fencing and laid mainly to lawn. There is a paved patio seating area, outside tap, the rear garden boasts a variety of mature trees and shrubs and enjoys a sunny southerly aspect backing onto allotment land. There are two detached timber garden sheds.

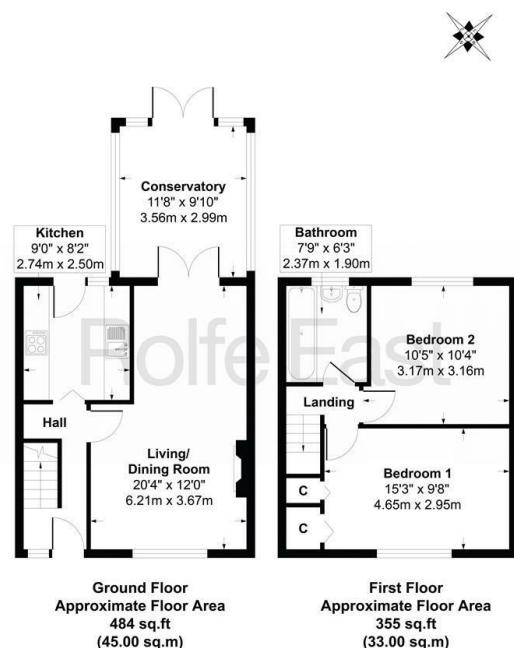
SHED ONE: 13'3 maximum x 7'11 maximum.

SHED TWO: 13' maximum x 9'2 maximum. Light and power connected.

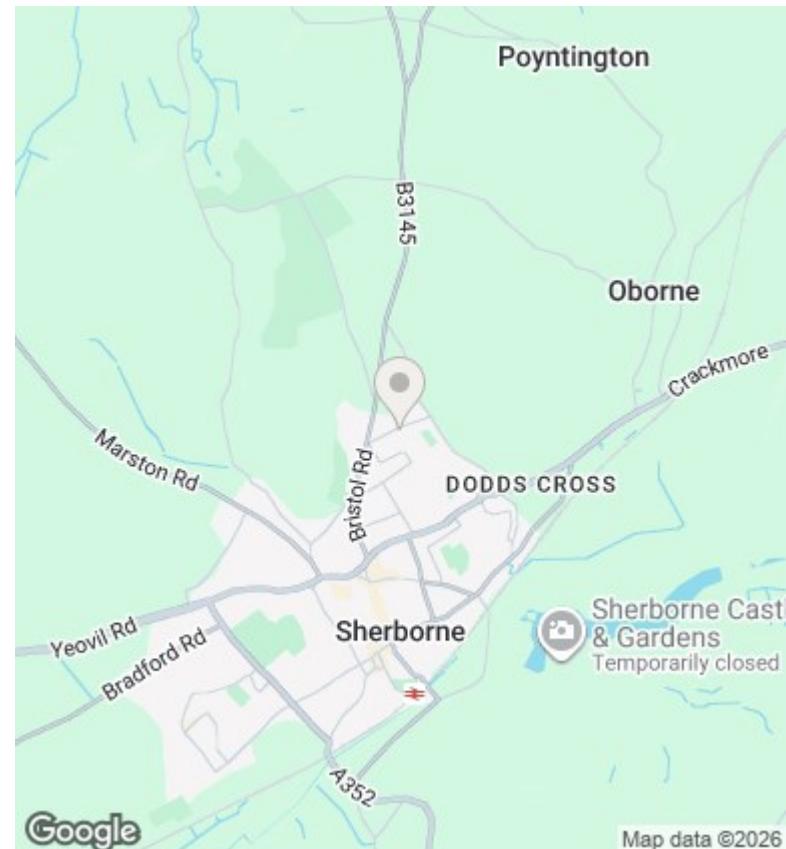




St Aldhelm's Road, Sherborne, Dorset, DT9



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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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