

# Rolfe East



## Limerick Close, Milborne Port, DT9 5EN

Offers In Excess Of £425,000

- SIMPLY STUNNING EXTENDED DETACHED HOUSE - THE SUBJECT OF FULL RENOVATION!
- 75' FRONT GARDEN AND 100' REAR GARDEN - REAR BOASTS A SUNNY WESTERLY ASPECT.
- MAIN GAS FIRED RADIATOR CENTRAL HEATING SYSTEM AND CAST IRON LOG BURNER.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- LARGE LEVEL PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE (0.21 ACRES).
- CONTEMPORARY SOCIABLE STYLISH OPEN-PLAN GROUND FLOOR LIVING SPACE.
- TASTEFUL NEW KITCHEN AND BATHROOMS PLUS GROUND FLOOR SHOWER ROOM.
- PRIVATE DRIVEWAY PARKING FOR 3-4 CARS PLUS DETACHED GARAGE.
- THREE DOUBLE BEDROOMS.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES, SHOPS AND PRIMARY SCHOOL.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

# 14 Limerick Close, Milborne Port DT9 5EN

'14 Limerick Close' is a simply stunning, substantial (1474 square feet), extended, detached house with flexible, contemporary, open-plan accommodation and excellent levels of natural light. This house has been the subject of full re-design and renovation by the current owners with no expense spared. The property is situated in a very popular residential cul-de-sac address just a moments' walk to the pretty village centre and excellent amenities. The house benefits from a large, west facing, level garden and plot extending to just under a quarter of an acre (0.21 acres approximately). The rear garden enjoys views of the village. There is a detached, single garage and private driveway parking for four cars at the front. It is heated by mains gas-fired radiator central heating, a cast iron log burning stove and benefits from uPVC double glazing. The well laid out accommodation enjoys good levels of natural light from dual aspects and a sunny east-to-west aspect. It is beautifully presented and comprises entrance porch, entrance reception hall, sitting room, 'wow-factor' open-plan kitchen / dining room, utility room and ground floor shower room / WC. On the first floor, there is a landing area, three generous double bedrooms and a family bathroom. The property boasts fantastic scope for further extension or the addition of more driveway parking and garages, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! The house is set in a highly sought-after address near the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand-new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery.



Council Tax Band: D



It is a short drive to the vibrant, 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 is also a short drive 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.

Pathway to front door, double glazed front door to entrance porch.

#### ENTRANCE PORCH – 5'2 Maximum x 3'10 Maximum

uPVC double glazed window to the side, area to hang coats, bench and storage for footwear, uPVC double glazed door and side light opens to the entrance hall area.

#### ENTRANCE RECEPTION HALL – 13'9 Maximum x 6'6 Maximum

A useful reception greeting area providing a heart to the home, radiator with decorative cover, timber effect flooring, staircase rises to the first-floor, understairs storage recess area, uPVC double glazed window to the front overlooks the front garden and boasts a sunny easterly aspect, entrance leads to main open plan room providing a full through-measurement of 27'0 Maximum.

#### OPEN PLAN MAIN LIVING AREA – 21'1 Maximum x 29'3 Maximum

A simply fabulous contemporary open plan sociable living space with uPVC double glazed windows overlooking the rear garden and boasting a sunny westerly aspect. This area is split into three zones.

#### KITCHEN / BREAKFAST AREA

An extensive range of Shaker-style contemporary kitchen units comprising stone effect laminated work surface, inset ceramic one and a half sink bowl and drainer unit, mixer tap over, inset electric induction hob, decorative tiled surrounds, a range of drawers, pan drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, built-in stainless-steel, eye-level electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, inset ceiling lighting, timber effect laminate flooring, wall mounted glazed display cabinet, breakfast bar, radiator.

#### DINING ROOM AREA

Able to accommodate large dining room table, uPVC double glazed double French doors open onto the rear garden and patio area, oak effect laminate flooring, inset ceiling lighting, oak double doors lead to fitted storage cupboard space, folding oak doors open to snug area.

#### SNUG AREA

uPVC double glazed window to the rear overlooks the rear garden, timber effect flooring, radiator, shelved alcove. Oak door leads to sitting room.

Door from the entrance reception hall leads to the

#### SITTING ROOM – 15'4 Maximum x 11'7 Maximum

A beautifully presented principle reception room enjoying a light dual aspect with uPVC double glazed windows to the front and side, feature fireplace recess with paved hearth, cast iron log burning stove, feature beam oak effect laminate flooring, radiator.

Oak door from the kitchen area leads to the utility room.

#### UTILITY ROOM – 12'2 Maximum x 5'4 Maximum

A range of fitted units comprising laminated work surface, decorative tiled surrounds, inset stainless-steel sink bowl and drainer unit, mixer tap over, a range of cupboards under, space and plumbing for washing machine and tumble dryer, tiled surrounds, oak effect laminate flooring, uPVC double glazed door to the side, cupboard houses wall mounted Worcester Bosch boiler and provides space for freezer.

Oak door from the entrance reception hall leads to ground-floor shower room.

#### GROUND-FLOOR SHOWER ROOM – 5'5 Maximum x 5'9 Maximum

A modern white suite comprising low level WC, wash basin in work surface with storage cupboards under, mixer tap over, glazed shower cubicle with wall mounted mains shower over, tiled walls, oak effect laminate flooring, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the first-floor landing. Three uPVC double glazed windows to the front boasting an easterly aspect and the morning sun, views to countryside beyond neighbouring properties, ceiling hatch and fitted loft ladder to boarded loft space, light and power connected. Oak doors lead off the landing to the first-floor rooms.

#### BEDROOM ONE – 15'4 Maximum x 8'2 Maximum

A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, easterly and westerly aspects, the rear boasts views across the village, radiator, an extensive range of fitted storage options including wardrobes, cupboards and shelf units.

#### BEDROOM TWO – 9'10 Maximum x 9'3 Maximum

A second double bedroom uPVC double glazed window to the rear boasting a westerly

aspect and views across the village, radiator.

#### BEDROOM THREE – 8'9 Maximum x 9'6 Maximum

A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a westerly aspect and views across the village. Panelled doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, shelving, pump for showers.

#### FIRST-FLOOR FAMILY BATHROOM – 6'3 Maximum x 6'0 Maximum

A modern white suite comprising low level WC, ceramic wash basin on washstand over storage drawers, mixer tap over, P-shaped panelled bath with glazed shower screen over, wall mounted mains shower over, this room enjoys a light dual aspect with uPVC double glazed windows to the front and side, tiling to splash prone areas, ceramic floor tiles, chrome heated towel rail.

#### OUTSIDE

This property occupies a generous level plot with large front and rear gardens. The plot and gardens extend to just under a quarter of an acre (0.21 acres approximately). The front garden boasts a generous level lawned garden measuring 75' in depth x 30' width. The front garden is laid mainly to lawn and boasts a variety of mature trees. It enjoys views of an attractive local church building. It is enclosed by timber fencing, a large selection of flowerbeds and borders, outside light, pathway leads to the front porch.

A dropped curb gives vehicular access from the cul-de-sac to a private driveway providing off-road parking for 3 to 4 cars, outside lighting, driveway leads to detached timber garage.

#### GARAGE – 15'9 in depth x 9'8 in width

Double timber garden doors, window and personal door to the rear.

#### SIDE GARDEN AREA

Timber gate, area provides space for recycling containers and wheelie bins, outside power point, and leads to the main rear garden.

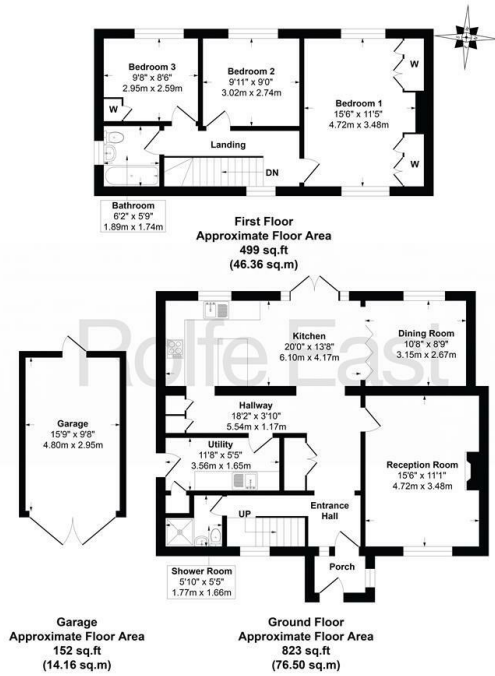
#### REAR GARDEN – 100' Maximum in length x 51' Maximum in width

The garden is laid predominantly to level lawn and boasts a large timber decked patio seating area enjoying a westerly aspect and the afternoon sun, outside lighting, outside tap, a variety of well stocked flowerbeds and borders including some mature trees and shrubs, further vegetable garden area, greenhouse, timber shed, garden storage area at the rear.





Limerick Close, Milborne Port, Somerset, DT9



Approximate Gross Internal Floor Area 1,474 sq. ft / 137.02 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. Where 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	