

Rolfe East



Ridgeway, Sherborne, DT9 6DA

Best Offers Over £325,000

- BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.
- GENEROUS, LEVEL SOUTH FACING REAR GARDEN.
- GOOD FLOW OF NATURAL LIGHT.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- FRONTING ON TO PLEASANT, SAFE TRAFFIC FREE WALKWAY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- REPLACEMENT KITCHEN, SHOWER ROOM, DECORATION, FLOORING AND MORE!
- SINGLE GARAGE.
- STYLISH OPEN PLAN LIVING AREA PLUS SEPARATE SITTING ROOM.
- SHORT WALK TO LOCAL CONVENIENCE STORES AND PRIMARY SCHOOL.

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39 Ridgeway, Sherborne DT9 6DA

EXTENDED! '39 Ridgeway' is a simply stunning, mature, extended, semi-detached house situated in a very sought-after residential address, fronting on to a traffic-free walkway on the edge of this popular Dorset town. The property stands in a generous level plot with a lovely lawned gardens at the front and rear. The front gives a good depth from the pavement. The rear garden boasts a sunny south-facing aspect plus a detached timber cabin currently used as a gym. There is a single garage in a block very nearby. The property is beautifully and tastefully presented throughout with replacement Shaker style kitchen, replacement shower room, decoration and flooring throughout. The house enjoys excellent levels of natural light from a sunny southerly aspect at the rear plus large windows and a contemporary open plan configuration. The house is heated by mains gas fired radiator central heating system and benefits from uPVC double glazing. The well-arranged, deceptively spacious accommodation comprises entrance reception hall, large open plan kitchen / family room area, sitting room and ground floor WC / Cloakroom. On the first floor, there is a landing area, three generous bedrooms and a family shower room (formerly incorporating a bath). The property has countryside and town centre walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a short walk to the stunning, historic town 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. 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: C



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

ENTRANCE RECEPTION HALL: 13'8 maximum x 5'6 maximum. A useful greeting area providing a heart to the home, ceramic tiled floor, staircase rises to the first floor, radiator, decorative cover. Pine panel door leads to understairs cupboard space. Doors leads off the entrance hall to the main ground floor rooms.

MAIN OPEN-PLAN LIVING SPACE: 23'5 maximum x 17'9 maximum. A superb open plan L-shaped living space split into two main areas.

Kitchen area: 10'1 maximum x 9'1 maximum. A range of recently replaced Shaker style kitchen units comprising oak worksurface, inset ceramic Belfast sink with mixer tap over, inset Neff four burner gas hob with stainless steel Neff electric oven under, a range of drawers, pan drawers and cupboards under, integrated dishwasher, corner carousel unit, a range of matching wall mounted cupboards with concealed wall mounted cooker hood extractor fan, glazed display cabinet, uPVC double glazed window to the front overlooks pleasant traffic free walkway, ceramic floor tiles, inset ceiling lighting, space for upright fridge freezer. Large entrance leads to

Dining room area: 17'8 maximum x 12'11 maximum. A fantastic dining space, uPVC double glazed window to the rear, ceramic floor tiles, radiator with decorative cover, fireplace recess. Second glazed pine panel door leads back to the entrance reception hall.

Multi pane pine glazed and panelled double doors lead from the dining room area to the sitting room. When open, providing a full through-measurement of 25'4 maximum.

SITTING ROOM: 14'11 maximum x 11'10 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the side and rear, uPVC double glazed double French doors open onto the rear garden boasting a sunny southerly aspect, timber effect laminated floor, radiator with decorative

cover, wall mounted contemporary electric fire.

Pine panel door from the entrance reception hall leads to

CLOAKROOM / WC: 5'7 maximum x 3'11 maximum. Fitted low level WC, wall mounted wash basin, decorative tiled surrounds, uPVC double glazed window to the front, oak effect flooring, radiator with decorative cover.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch and ladder to loft storage space. Pine panel door leads to airing cupboard housing lagged hot water cylinder and immersion heated, slatted shelving. Pine panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'11 maximum x 10'4 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting as sunny southerly aspect, radiator with decorative cover, timber effect laminate flooring, extensive fitted wardrobe cupboards.

BEDROOM TWO: 9'9 maximum x 10'4 maximum. A second generous double bedroom, uPVC double glazed window to the front overlooks traffic free walkway, radiator, timber effect laminate flooring.

BEDROOM THREE: 7'10 maximum x 7'2 maximum. uPVC double glazed window to the rear, sunny southerly aspect, radiator with decorative cover, timber effect laminate flooring.

FAMILY SHOWER ROOM (formerly incorporating a bath): 7'11 maximum x 5'8 maximum. A recently replaced modern white suite comprising low level WC, wash basin over storage drawers, tiled surrounds, walk in double sized glazed shower cubicle with wall mounted mains shower over, uPVC double glazed window to the front, chrome heated towel rail, timber effect flooring.

OUTSIDE:

The property fronts onto a pleasant traffic free walkway. A pathway leads to

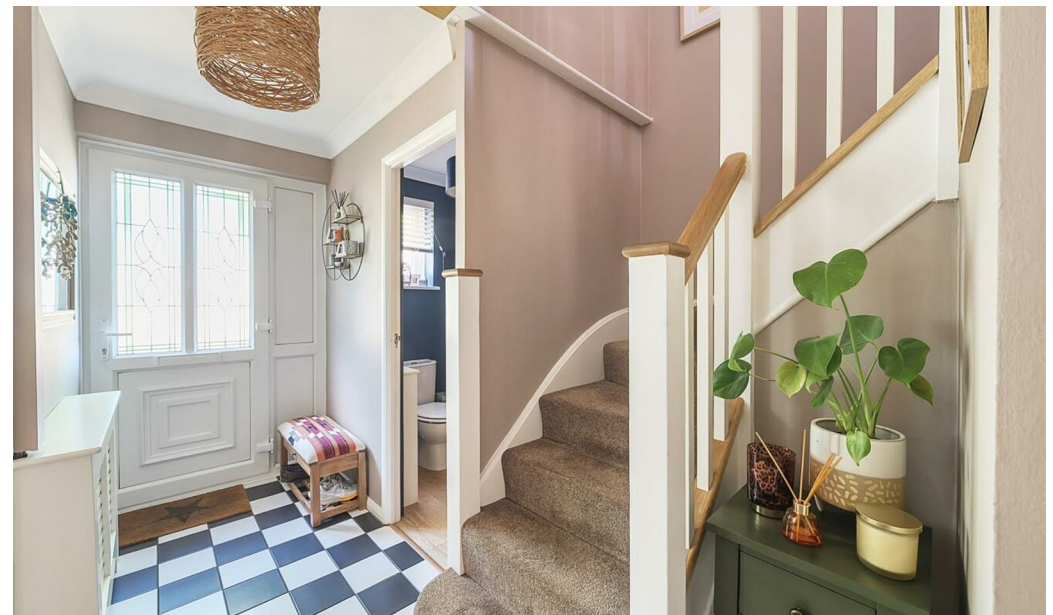
a storm porch at the front of the property with outside lighting. There is a portion of front garden laid to lawn giving a good depth from the traffic free walkway of 26'7 maximum. The front garden boasts some mature trees and well stocked flowerbeds and borders.

Pathway leads to the front and side of the property. Timber side gate gives access to side pathway with outside tap leading to the rear garden. Area to store recycling containers and wheelie bins.

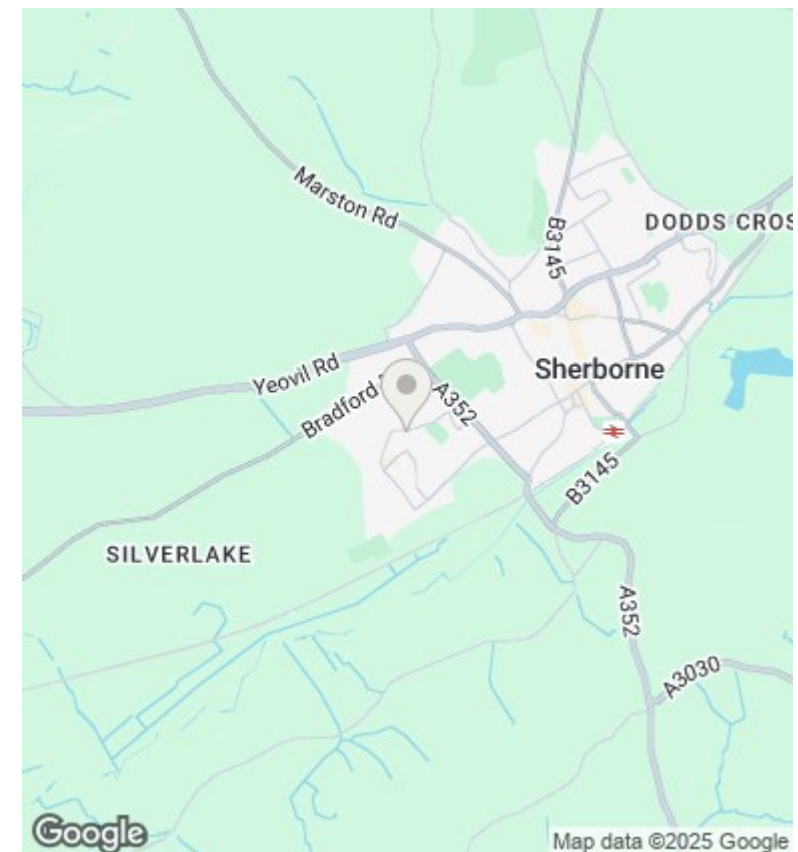
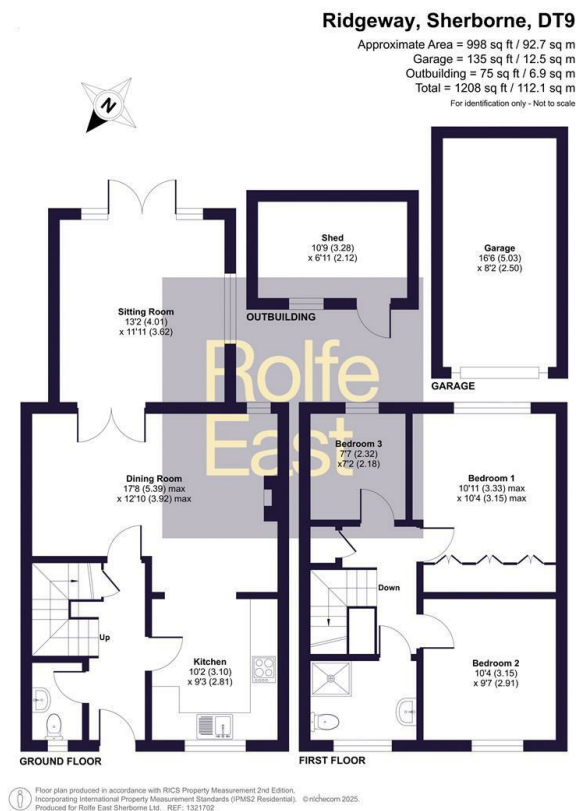
REAR GARDEN: 31'6 maximum in depth x 23'5 in width. This level rear garden enjoys a good degree of privacy and boasts a sunny south facing aspect. It is enclosed by timber panel fencing and boasts a patio seating area, a variety of well stocked flowerbeds and borders including a selection of plants and shrubs, timber trellis arch with mature vine, outside lighting, area to store recycling containers and wheelie bins, outside power point.

DETACHED TIMBER OUTBUILDING: 10'8 maximum x 7'2 maximum. Currently used as a gym, light and power connected, window to the front and side.

There is a **SINGLE GARAGE** in a block nearby measuring 17' length x 8'2 width.







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	74	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		