

Rolfe East



Lower Road, Stalbridge, DT10 2NJ

Price Guide £350,000

- SPACIOUS DETACHED BUNGALOW WITH THREE BEDROOMS (1348 square feet).
- ATTACHED SINGLE GARAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- ENVIABLE 'TUCKED AWAY' LOCATION OFF PRIVATE DRIVEWAY NEAR TOWN CENTRE.
- FRONT AND REAR GARDENS - REAR OFFERS GOOD PRIVACY.
- SHORT WALK TO STALBRIDGE CENTRE AMENITIES AND INDEPENDENT SUPERMARKET.
- DRIVEWAY PARKING FOR THREE TO FOUR CARS.
- SITTING ROOM 18'3 x 16'9 PLUS ATTACHED CONSERVATORY.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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Clouds Heath, 6 Lower Road, Stalbridge DT10 2NJ

VACANT - NO FURTHER CHAIN. '6 Lower Road' is a superb, deceptively spacious (1348 square feet), modern, detached bungalow occupying a generous level plot with gardens at the front and rear. The property is located in an excellent residential 'tucked away' address, a short walk to both countryside and Stalbridge town centre. It is a short drive to Sherborne town centre and mainline railway station to London Waterloo. There is a private driveway at the front providing off road parking for three to four cars leading to an attached single garage. This lovely is found in good decorative order throughout and boasts excellent levels of natural light and a level, enclosed rear garden offering good privacy. The bungalow is heated via mains gas-fired radiator central heating and also benefits from uPVC double glazing. The well laid out accommodation comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room, conservatory, utility room and WC / cloakroom. There are three double bedrooms and a family shower room. Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies. It is a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours. It is a short walk to nearby countryside.

Brick paved pathway to storm porch with outside light. Glazed door leads to the

ENTRANCE RECEPTION HALL: 14'8 maximum x 15'4 maximum. A generous greeting hall providing a heart to the home, coved ceiling, radiator. Panel doors leads to airing cupboard with radiator and slatted shelving. Further panel door to hall cupboard space. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 16'9 maximum x 18'3 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the front boasting an eastly aspect and the morning sun, uPVC double glazed window to the rear overlooks the rear garden boasting a westerly aspect, stone fire surround with electric fire, paved hearth, three radiators, TV point, telephone point. Double glazed sliding patio door leads to the

CONSERVATORY: 11' maximum x 4'11 maximum. uPVC double glazed construction, views across the rear garden, uPVC double glazed door to the rear garden.

KITCHEN BREAKFAST ROOM: 18'9 maximum x 11' maximum. A range of panelled limed oak kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and point for electric oven and grill,

tiled splash back, wall mounted cooker hood extractor fan over, a range of matching wall mounted cupboards, wall mounted Worchester gas fired boiler, radiator, space for upright fridge freezer, uPVC double glazed window to the rear overlooks the rear garden. Panel door from the kitchen breakfast room leads to the

UTILITY ROOM: 8'6 maximum x 4'10 maximum. Laminated worksurface, decorative tiled surrounds, stainless steel sink bowl and drainer unit, drawers and cupboards under, space and plumbing for washing machine, space for under counter freezer, wall mounted cupboards, radiator, uPVC double glazed door and window to the side.

Further panel doors lead off the entrance reception hall to the bedrooms.

BEDROOM ONE: 13'6 maximum x 11' maximum. A generous double bedroom, uPVC double glazed window to the front boasting an easterly aspect, radiator, full height sliding mirrored doors lead to large wardrobe.

BEDROOM TWO: 10'3 maximum x 10'5 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, TV point, sliding doors lead to fitted wardrobe.

BEDROOM THREE: 7'4 maximum x 8'5 maximum. A good sized third bedroom, uPVC double glazed window to the side, radiator.

FAMILY SHOWER ROOM: 8'2 maximum x 6'11 maximum. A fitted suite comprising wash basin in worksurface with cupboards under, fitted low level WC, walk-in double sized shower cubicle with glazed shower screen, wall mounted mains shower over, tiling to splash prone areas, ceramic tiled floor, chrome heated towel rail,

extractor fan, uPVC double glazed window to the side, shaver light and point.

SEPARATE WC / CLOAKROOM: 8'3 maximum x 4'3 maximum. Low level WC, pedestal wash basin, tiled splash back, uPVC double glazed window to the side, radiator, shaver light and point, ceiling hatch and loft ladder leads to loft storage space.

OUTSIDE:

The bungalow stands in a generous plot and gardens. A shared driveway leads from Lower Road to a private driveway providing off road parking for 3-4 cars. Pathway leads to the front door with outside lighting. Driveway leads to

ATTACHED SINGLE GARAGE: 18'4 maximum x 8'8 maximum. Metal up-and-over garage door, light and power connected, rafter storage above, window to the rear, personal door leads to the rear garden.

There is a portion of lawned front garden with rainwater harvesting butt and outside power point. Gates on both sides of the bungalow lead to the main rear garden. Timber gate gives access to the southern side of the property. The southern pathway has an outside tap. There is also a side pathway on the northern side of the property, both lead to the

MAIN REAR GARDEN: 25'6 in depth x 53' maximum in width. The generous rear garden enjoys a west facing aspect and the afternoon sun. It is level and laid to lawn and enclosed by timber panel fencing. The rear garden enjoys a good degree of privacy. There is a raised patio seating area, a variety of well stocked flowerbeds and borders.





Lower Road, Stalbridge, Sturminster Newton, DT10

Approximate Area = 1197 sq ft / 111.2 sq m
Garage = 151 sq ft / 14 sq m
Total = 1348 sq ft / 125.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2023. Produced for Rolfe East Sherborne Ltd. REF: 1422558



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		
(69-80) C	70	79
(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