

Rolfe East



Granville Way, Sherborne, DT9 4AS

Guide Price £249,950

- STUNNING MODERN TWO BEDROOM TERRACED HOUSE.
- OVERLOOKING PLEASANT PARKLAND AND TRAFFIC FREE WALKWAY.
- VERY POPULAR 'TUCKED AWAY' RESIDENTIAL ADDRESS.
- MUST BE VIEWED!
- TASTEFUL IMPROVEMENT WITH NEW KITCHEN, BATHROOM, DOUBLE GLAZING AND MORE.
- SUNNY SOUTHERLY ASPECT AT THE FRONT.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- NO FURTHER CHAIN.

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28 Granville Way, Sherborne DT9 4AS

NO FURTHER CHAIN. WITH GARAGE! '28 Granville Way' is a simply lovely, modern, terraced house situated in a 'tucked away' location, fronting on to an area of pretty, communal parkland and a traffic free walkway. The house comes with a single garage and driveway parking for one car. The house has been fully renovated with new kitchen, bathroom, uPVC double glazing, engineered oak flooring and decoration throughout. It boasts an enclosed, level rear garden offering space and potential to add a conservatory, subject to the necessary planning permission. The house boasts excellent levels of natural light with a sunny southerly aspect at the front. It is heated by mains gas-fired radiator central heating and benefits from new uPVC double glazing. It is in very good decorative condition throughout. The well-arranged, deceptively spacious accommodation comprises entrance hall, open plan sitting room / dining room and kitchen. On the first floor there is a landing area, two generous double bedrooms and a family shower room. The property has countryside and town centre walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is a very 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. NO CHAIN.



Council Tax Band: C



Pathway leads to storm porch with outside light. Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: Staircase rises to the first floor, hardwood flooring, radiator. Panel door leads from the entrance hall to

OPEN PLAN SITTING ROOM / DINING ROOM: 20'1 maximum x 12'2 maximum. A fantastic contemporary open plan living space enjoying a light dual aspect with uPVC double glazed window to the front overlooking pleasant parkland, uPVC double glazed double French doors opening onto the rear garden. This room enjoys a good level of natural light with a sunny south easterly aspect at the front, two radiators, hardwood flooring. Panel door leads to under stairs cupboard space. Panel door leads from the dining area to the

KITCHEN: 7'8 maximum x 8' maximum. A range of recently replaced Shaker-style kitchen units comprising oak effect laminated worksurface, decorative tiled surrounds, inset one and a half composite sink bowl and drainer unit with mixer tap over, inset electric induction Bosch hob with stainless steel electric oven under, 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, wall mounted cooker hood extractor fan, uPVC double glazed window to the rear overlooks the rear garden, wall mounted Worcester Bosch gas fired boiler, decorative tiled floor, inset ceiling lighting.

Staircase rises from the entrance hall to the first floor. First floor landing, ceiling hatch and ladder lead to boarded loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'7 maximum x 9'5 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying pleasant sunny south facing views across parkland, radiator, telephone point, TV point, double doors lead to fitted wardrobe cupboard space. Further panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, pumps for power shower.

BEDROOM TWO: 9'2 maximum x 9'9 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden.

FIRST FLOOR SHOWER ROOM: 6' x 6'4 maximum. A modern replacement suite (formerly incorporating a bath) comprising low level WC, wash basin over storage cupboard, walk in double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, uPVC double glazed window to the rear, extractor fan, shaver point, heated towel rail.

OUTSIDE:

The property fronts onto a pleasant traffic free walkway and is in front of a pretty area of parkland. There are various portions of front garden and flowerbed, outside light, storm porch.

The **MAIN GARDEN** is situated at the rear of the property and measures 26'6 in depth x 15'11 in width. The rear garden is laid to lawn and boasts a paved patio seating area with outside light and outside tap. There are a variety of flowerbed and borders, The rear garden is enclosed by timber panel fencing. Gate at the rear of the garden gives access to the parking area.

There is private driveway parking for 1 car, security lighting. Driveway leads to

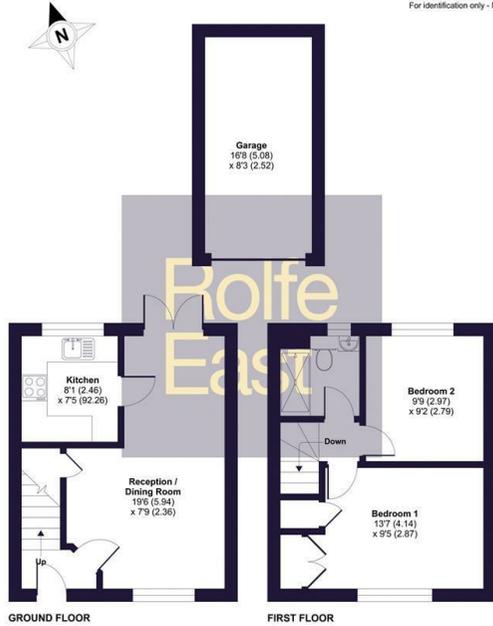
SINGLE GARAGE: 17'5 in depth x 8'3 in width. Metal up and over garage door, light and power connected, rafter storage above.



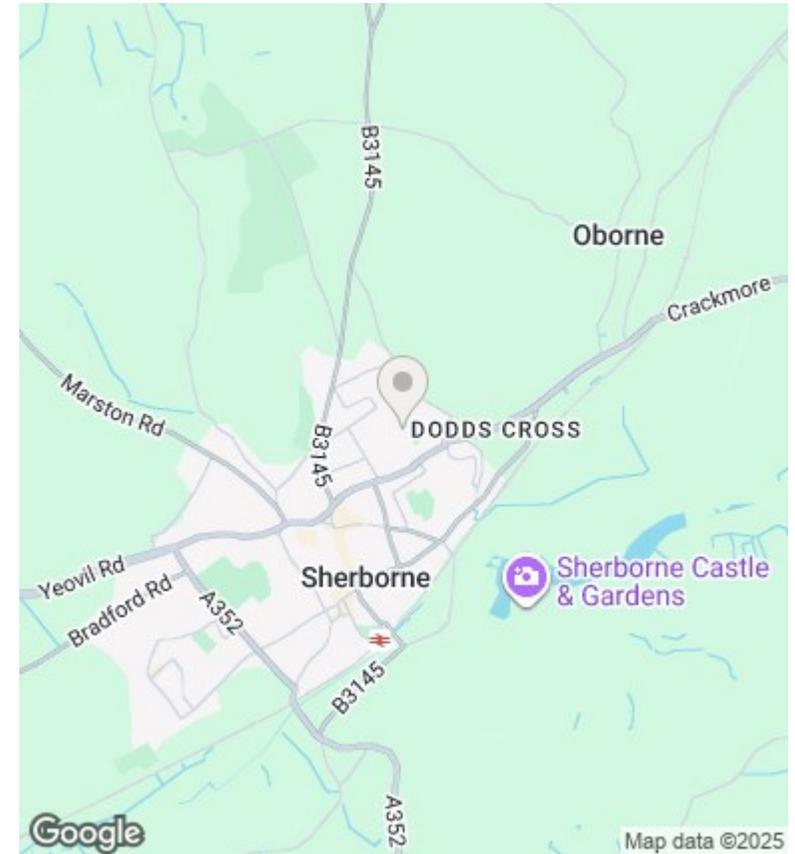


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Approximate Area = 618 sq ft / 57.4 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 757 sq ft / 70.3 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1341579



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	