

# Rolfe East



## Amors Drove, Sherborne, DT9 4ER

Offers In Excess Of £299,950

- SPACIOUS MODERN MID TERRACE HOUSE WITH THREE DOUBLE BEDROOMS (1173 sq ft).
- WIDE LAWNED REAR GARDEN.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- NO FURTHER CHAIN.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR.
- LIGHT ACCOMMODATION WITH SUNNY SOUTH WESTERLY ASPECT AT THE FRONT.
- COUNTRYSIDE WALKS NEARBY THE FRONT DOOR.
- POPULAR RESIDENTIAL ADDRESS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# 75 Amors Drove, Sherborne DT9 4ER

NO FURTHER CHAIN. '75 Amors Drove' is a substantial (1173 square feet), double-fronted, terraced house situated in a choice residential location on the western fringe of Sherborne. The rear garden is wider than average for a property of this nature and laid to lawn with a paved patio. The property comes with a single garage at the rear and driveway parking for one car. The house is in immaculate decorative order throughout and is heated by mains gas fired radiator central heating. It also boasts double glazing. The well laid out accommodation enjoys good levels of natural light from dual aspects and a sunny south westerly aspect at the front. It comprises entrance reception hall, sitting room, open plan kitchen / dining room, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area, a generous master double bedroom with en-suite shower room and dressing area, two further double bedrooms and a family bathroom. There are countryside walks from nearby the front door. It is also a short walk to the town centre of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short walk 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. THIS LOVELY HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED. NO FURTHER CHAIN.



Council Tax Band: D



Paved pathway to storm porch. Double glazed front door to

**ENTRANCE RECEPTION HALL:** 7' maximum x 6'2 maximum. Staircase rises to the first floor, telephone point, timber effect flooring, radiator, moulded skirting boards and architraves. Panel doors lead off the entrance reception hall to the ground floor rooms.

**SITTING ROOM:** 18'5 maximum x 10'2 maximum. A beautifully presented main reception room boasting good levels of natural light enjoying a dual aspect with double glazed window to the front boasting a sunny south westerly aspect and double glazed double French doors opening onto the rear garden, moulded skirting board and architraves, TV point, telephone point.

**KITCHEN DINING ROOM:** 18'5 maximum x 11'10 maximum. Another well presented main room enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect, double glazed window to the rear overlooks the rear garden, moulded skirting boards and architraves, two radiators, timber effect flooring, a range of panelled Shaker-style kitchen units comprising oak effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset stainless steel mains gas four burning hob with stainless steel splashback, stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, breakfast bar. Panel door leads to understairs storage cupboard space. Panel door from the kitchen/dining room leads to the

**UTILITY ROOM:** 5'11 maximum x 6'6 maximum. Double glazed

door to the rear, radiator, timber effect flooring, laminated worksurface and surrounds, space and plumbing for washing machine and tumble dryer, wall mounted mains gas fired combination boiler. Door leads to

**CLOAKROOM / WC:** Fitted low level WC, wall mounted wash basin with tiled splash back, radiator, timber effect flooring, extractor fan.

Staircase rises from the entrance hall to the first floor. First floor landing, double glazed window to the rear overlooks the rear garden, ceiling hatch to loft space. Panel door leads to landing cupboard with slatted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'5 maximum x 10'3 maximum. A generous double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect, double glazed window to the rear overlooks the rear garden, two radiators, moulded skirting boards and architraves. Panel door leads to

**EN-SUITE SHOWER ROOM:** 7' maximum x 4'2 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, extractor fan.

**BEDROOM TWO:** 9'2 maximum x 10'7 maximum. A second generous double bedroom, double glazed window to the front, radiator, moulded skirting boards and architraves.

**BEDROOM THREE:** 9'4 maximum x 7'6 maximum. A third double bedroom, double glazed window to the rear overlooks the rear

garden, radiator, moulded skirting boards and architraves.

**FAMILY BATHROOM:** 6'7 maximum x 7'2 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, tiled surrounds, double glazed window to the front, extractor fan, radiator.

**OUTSIDE:**

At the front of the property, there is a portion of front garden laid to flowerbed enclosed by wrought iron railings. Steps and path leads to storm porch.

The **MAIN GARDEN** is situated at the rear of the property. The rear garden measures 49'7 maximum in depth x 27'4 maximum in width. It is laid to level lawn and boasts a paved patio seating area with outside lighting and outside tap, a variety of flowerbeds and borders. The rear garden is enclosed by timber fencing, gate at the rear of the garden gives access to walkway leading to parking area and garage.

**SINGLE GARAGE:** 20'4 in depth x 10'6 in width. Up and over garage door, rafter storage above.

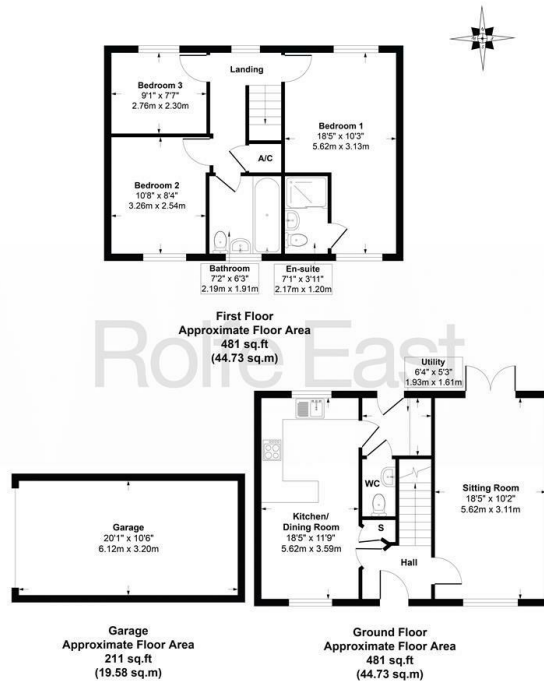
The property comes with one allocated parking space at the rear.





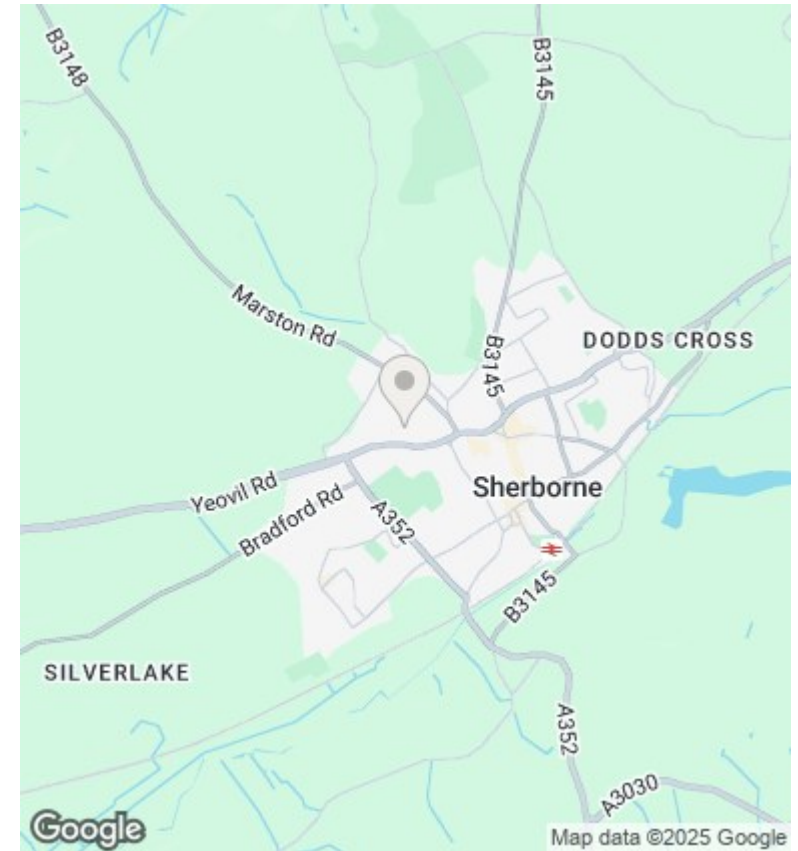


Amors Drove, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 1,173 sq. ft / 109.04 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. Whilst 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	