Rolfe East







Abbots Way, Sherborne, DT9 6DU

Offers In Excess Of £455,000

- SUBSTANTIAL MODDERN 4/5 BEDROOM DETACHED HOUSE (1651 square feet).
- FRONT AND REAR GARDENS - REAR OFFERING EXCELLENT PRIVACY.
- GROUND FLOOR BEDROOM FIVE / OFFICE.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 2-3 CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.
- EXCELLENT RESIDENTIAL ADDRESS ON THE WESTERN SIDE OF SHERBORNE.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO NEARBY CONVENIENCE STORES.

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43 Abbots Way, Sherborne DT9 6DU

NO FURTHER CHAIN. ‘43 Abbots Way’ is a modern, detached, double-fronted house (1651 square feet) situated in a favourable ‘tucked away’ location in a very popular residential address on the western side of Sherborne. There is off road driveway parking for three cars leading to a detached double garage. There is a pleasant, enclosed rear garden offering excellent privacy, providing potential for extension, subject to the necessary planning permission. It is only moments from a local convenience store plus it is a short walk to the boutique high street, town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The house benefits from mains gas fired radiator central heating and uPVC double glazing. The deceptively spacious accommodation is flexible, arranged over two floors and enjoys excellent levels of natural light from a sunny south-easterly aspect at the front. The accommodation comprises large entrance reception hall, sitting room with dual aspect, dining room, office / occasional ground floor bedroom five, kitchen / breakfast room, utility room and WC / Cloakroom. On the first floor, there is a large half-gallery feature landing area, master double bedroom with en-suite shower room, three further double bedrooms and family bathroom. The house is a very short walk to Sherborne town 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 Southwest by The Times 2024. It 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.

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Council Tax Band: E





Pathway to storm porch with outside light, glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 8'11 maximum x 15' maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor, understairs storage recess, telephone point, radiator, moulded skirting boards and architraves, moulded dado rail. Doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 19'9 maximum x 11'3 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed bay window to the front enjoying a sunny south easterly aspect, double glazed sliding patio door opens onto the rear garden. Moulded skirting boards and architraves moulded dado rail. two radiators, period style stone fire surround and hearth with living flame gas fire. TV point.

DINING ROOM: 11'4 maximum x 10' maximum. Able to accommodate large dining room table, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves, moulded dado rail. Panel door from the dining room leads to the

KITCHEN BREAKFAST ROOM: 10'7 maximum x 11'9 maximum. An extensive range of oak panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, filter water tap, gas hob, a range of drawers and cupboards under, space and plumbing for dishwasher, cupboard houses water softener, Built-in stainless steel eye-level electric oven and grill. A range of matching wall-mounted cupboards and glazed display cabinets. Wall-mounted cooker hood extractor fan, uPVC double-glazed window to the rear, overlooks the rear garden. Radiator, space for upright fridge freezer. Entrance leads from the kitchen breakfast room to the

UTILITY ROOM: 5'9 maximum x 5'11 maximum. Laminated work surface, tiled surrounds, space and plumbing for washing machine and tumble dryer under, wall mounted Worcester Bosch mains gas fired boiler, uPVC double glazed door to the side. Panel door leads back to the entrance reception hall.

STUDY / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 8'8 maximum x 8'4 maximum. A versatile room, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, moulded dado rail, ceiling hatch to loft space. TV point, telephone point.

CLOAKROOM / WC: 5'9 maximum x 2'11 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, uPVC double glazed window to the side, radiator.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 8' maximum x 16'2 maximum. A generous landing area with two uPVC double glazed windows to the front boasting a sunny south-easterly aspect, period style balustrade, moulded skirting boards and architraves, radiator, moulded dado rail. Ceiling hatch and fitted loft ladder lead to loft storage space with electric light connected. Panel door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, pump for the shower, slatted shelving. Panel doors lead off to landing to the first floor rooms.

MASTER BEDROOM: 13'5 maximum x 11'6 maximum. Generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Radiator, moulded skirting boards and architraves, moulded dado rail, fitted wardrobes, fitted dressing table, cupboards above. Panel door leads to

EN-SUITE SHOWER ROOM:. 3'11 maximum x 8'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, Glazed shower cubicle with wall mounted mains shower over, shower boarded surround, radiator, moulded skirting boards and architraves, moulded dado rail, shaver light and point, uPVC double glazed window to the side.

BEDROOM TWO: 10'8 maximum x 11'5 maximum. A second generous double bedroom, uPVC, double glazed window to the rear overlooks the rear garden. Radiator, moulded skirting boards and architraves, moulded dado rail, fitted wardrobes and dressing table with cupboards above.

BEDROOM THREE: 11'5 maximum x 7'11 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Moulded skirting boards and architraves, radiator.

BEDROOM FOUR: 11'6 maximum x 8' maximum. A fourth double bedroom, uPVC double glazed window to the rear enjoying a sunny south easterly aspect and views to countryside and hills beyond neighbouring properties, moulded skirting boards and architraves. Radiator.

FAMILY BATHROOM: 8'10 maximum x 6'6 maximum. A fitted bathroom suite comprising low level WC, pedestal wash basin, bath, tiling to splash prone areas, shaver light and point, radiator, moulded skirting board and architraves, wall mounted electric heater, uPVC double glazed window to the front.

OUTSIDE: At the front of the property, a dropped curb gives vehicular access from the cul-de-sac to a private tarmacadam driveway providing off-road parking for four cars. Paved pathway to storm porch with outside light.
There is a front garden is laid mainly to flower beds, boasting a selection of mature shrubs and hedges. Area to store recycling containers and wheelie bins. Driveway leads to

DETACHED DOUBLE GARAGE: 17'6 in depth x 15'11 in width. Automatic up-and-over garage door, light and power connected. uPVC double glazed windows to the front and rear. uPVC double glazed personal door to the side. Space for tumble dryer.

Timber side gate gives access by the side of the garage. Also second timber side gate on the right hand side of the property gives access at the side of the house. Both lead to the main rear garden.

MAIN REAR GARDEN: 42' maximum in width x 47' maximum in depth. This level rear garden is laid mainly to lawn and boasts an excellent degree of privacy. It is enclosed by timber panel fencing, mature trees and shrubs. Large paved patio seating area with outside security lighting, outside tap.









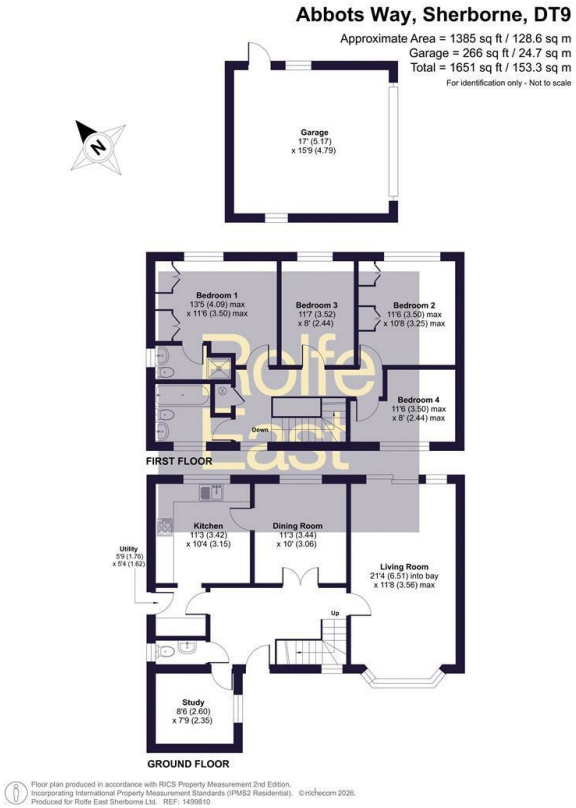














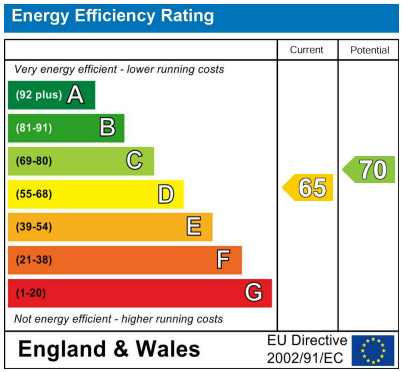
Directions

Viewings

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

Council Tax Band

E



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