Rolfe East







Francis Walk, Sherborne, DT9 3SF

Offers In Excess Of £450,000

- PRETTY NATURAL STONE MODERN TERRACE HOUSE IN SUPERB RESIDENTIAL ADDRESS.
- LIGHT WEST-TO-EAST ASPECT.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- NO FURTHER CHAIN.
- SINGLE GARAGE PLUS DRIVEWAY PARKING FOR ONE CAR.
- WELL-ARRANGED ACCOMMODATION OVER TWO FLOORS.
- FOSTERS FIELD BUILT IN 2003 BY AWARD-WINNING BUILDER CG. FRY.
- GENEROUS PRIVATE REAR GARDEN BOASTING EASTLERLY ASPECT AND PRIVACY.
- PROPERTY FRONTS ON TO A PLEASANT TRAFFIC-FREE WALKWAY.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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4 Francis Walk, Sherborne DT9 3SF

NO FURTHER CHAIN. ‘4 Francis Walk’ is a modern, period-style, natural stone, terraced house situated in one of the most popular residential addresses in Sherborne town - the Fosters Field development, enjoying good decorative finish and deceptively spacious accommodation arranged over two floors and boasting great levels of natural light from a pleasant west-to-east aspect. This superb home fronts on to a pleasant, safe traffic-free walkway. The generous rear garden is arranged for low maintenance purposes and boasts a nice degree of privacy, enjoying a easterly aspect and the morning sun. There is parking for one car at the rear plus a single garage. The house boasts uPVC double glazing and mains gas fired radiator central heating. The well laid out accommodation is arranged over two floors and comprises entrance reception hall, sitting room with living flame gas fire, spacious open-plan kitchen / dining room and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. Francis Walk was built in 2003 by the coveted CG Fry building company and is part of a prestigious modern development with lots of other attractive, period-style properties - with great countryside dog walks nearby. It is only a short walk to the historic town centre of Sherborne with its 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 to 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 restaurant that is in the building of the original Sherborne House. NO FURTHER CHAIN.

3 2 1 C

Council Tax Band: D





Step-free pathway leads to storm porch. Double glazed and panelled door leads to

ENTRANCE RECEPTION HALL: 13'9 maximum x 4'3 maximum. A useful greeting area providing a warm heart to the home. Moulded skirting boards and architraves, radiator. Telephone point. Staircase rises to the first floor. Door leads to understairs storage cupboard space. Panel doors lead off the entrance hall to the main rooms.

SITTING ROOM: 13'10 maximum x 13'2 maximum. A generous main reception room. uPVC double glazed window to the front enjoying a westerly aspect and the afternoon sun. Period-style stone fire surrounds and hearth, living flame gas, fire, moulded skirting boards and architraves, radiator, telephone point, TV point.

KITCHEN / DINING ROOM: 21' maximum x 13'5 maximum. A generous open-plan room with windows and doors opening onto the rear garden, boasting an easterly aspect. Double glazed double French doors open onto the rear. Double glazed door opens onto the rear garden, uPVC double glazed window to the rear. An extensive range of modern kitchen units comprising stone effect laminated work surface, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, inset stainless steel five burner gas hob, a range of drawers and cupboards under, integrated dishwasher, space and plumbing for washing machine, integrated fridge and freezer, a range of matching wall-mounted cupboards with under-unit lighting, concealed wall-mounted cooker hood extractor fan, wall-mounted cupboard, houses mains gas-fired boiler, built-in eye-level stainless steel electric oven and grill, ceramic floor tiles, inset ceiling lighting, two radiators, moulded skirting walls and architraves. Panel door leads to storage cupboard space.

Panel door from the entrance reception hall leads to

CLOAKROOM / WC: 6'8 maximum x 3'8 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, moulded skirting boards and architraves, timber effect flooring, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 11'11 maximum x 6'5 maximum. Moulded skirting boards and architraves, radiator, ceiling hatch to loft storage area. Panel door leads to airing cupboard housing pressurised sealed hot water cylinder and immersion heater, slatted shelves. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'4 maximum x 12'6 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and enjoys views towards the Sherborne Castles and an east-facing aspect. Radiator, moulded skirting boards and architraves. Telephone point, double doors lead to fitted wardrobe cupboard space, TV point. Panel door leads to

EN-SUITE SHOWER ROOM: 11'11 maximum x 3'6 maximum. Fitted low level WC, pedestal wash basin. Glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, shaver point, extractor fan, uPVC double glazed window to the rear.

BEDROOM TWO: 14'2 maximum x 13'2 maximum. Generous second double bedroom, uPVC, double glazed window to the front, radiator.

BEDROOM THREE: 7'3 maximum x 9'1 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, TV point, telephone point, door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 6'4 maximum x 6'5 maximum. A modern suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, uPVC double glazed window to the rear, timber effect flooring, radiator, moulded skirting boards and architraves, shaver point, extractor fan.

This superb property fronts onto a pleasant traffic free walkway. Step-free pathway rises to storm porch, ideal for accessibility. A small portion front garden laid to flower bed enjoying some mature rose bushes and shrubs.

The MAIN GARDEN is situated at the rear of the property and measures 45' in length x 20'6 in width. This level rear garden is laid mainly to lawn and boasts a paved patio seating area. It is enclosed by timber panel fencing and enjoys a sunny easterly and southerly aspect. There are a variety of well-stocked flower beds and borders enjoying a selection of mature trees, plants and shrubs. Outside light, outside tap. Private pathway leads from the rear of the garden to a further paved area ideal for storing recycling containers and wheelie bins. Timber gate leads to parking area providing separate rear access to the rear garden.

The house comes with driveway parking for one car leading to a

SINGLE GARAGE: 19'6 in depth x 9'9 in width. Up-and-over garage door, light and power connected, rafter storage above, glazed personal door to the rear, giving access to the rear garden.























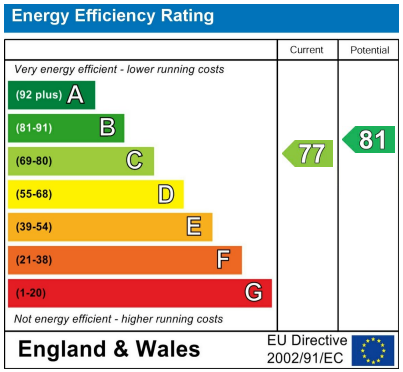
Directions

Viewings

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

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D



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