

Rolfe East



Clanfield, Sherborne, DT9 6AZ

Guide Price £220,000

- MODERN SEMI-DETACHED HOUSE IN EXCELLENT CUL-DE-SAC LOCATION.
- SCOPE TO ADD CARPORT OR MORE PARKING (subject to planning permission).
- NEW KITCHEN AND BATHROOM PLUS OTHER COSMETIC WORKS.
- MUST BE VIEWED!
- PRIVATE DRIVEWAY PARKING FOR TWO CARS.
- uPVC DOUBLE GLAZING AND CENTRAL HEATING.
- SHORT WALK TO CONVENIENCE STORES AND SHERBORNE TOWN CENTRE.
- GENEROUS REAR GARDEN ENJOYING GOOD PRIVACY.
- GREAT NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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30 Clanfield, Sherborne DT9 6AZ

'30 Clanfield' is a modern, semi-detached house situated in a highly sought-after cul-de-sac address on the western side of Sherborne. There is a private driveway providing off road parking for two cars, with scope for more, subject to the necessary planning permission. There is a delightful, generous, enclosed rear garden offering a good degree of privacy. The house is enhanced by radiator central heating and also benefits from uPVC double glazing. The current owner has upgraded the property to a tasteful, contemporary standard throughout. The well-arranged accommodation boasts a social open-plan layout and excellent levels of natural light from a sunny east-to-west aspect. It comprises entrance porch, open-plan sitting room/ dining room leading into kitchen breakfast room. On the first floor, there is a landing area, two double bedrooms and a recently replaced family bathroom. There are great walks from nearby the front door as well as a short walk to the local convenience stores. It is a short walk to the picturesque, historic town 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 superb restaurant. This lovely property is perfect for those aspiring families or couples looking to settle in their ultimate Sherborne home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental market and much more. MUST BE VIEWED!



Council Tax Band: B



Paved pathway to front door. uPVC double glazed front door to

ENTRANCE PORCH: 4' maximum x 2'8 maximum. Light connected, tiled floor. uPVC double glazed windows to the front and side. uPVC double glazed front door leads to

MAIN OPEN-PLAN LIVING AREA: 25'3 maximum x 11'8 maximum. An impressive contemporary open-plan living area split into two main areas. Sitting room area: uPVC double glazed window to the front boasting a sunny southerly aspect, oak effect laminate flooring, radiator, TV point, staircase rises to the first floor, understairs storage recess. Kitchen breakfast room area: A range of contemporary fitted kitchen units comprising oak effect laminated work surface, stainless steel splash back, a range of drawers and cupboards under, inset electric hob with stainless steel electric oven under, wall mounted stainless steel cook hood over, integrated fridge freezer, integrated larder cupboard with shelves, inset feature ceiling lighting, uPVC double glazed window to the rear overlooks the rear garden, inset ceiling, stainless steel sink bowl and mixer tap over, space and plumbing for dishwasher and washing machine, space for tumble dryer, wall mounted Worcester Bosch gas fired combination boiler, oak effect laminate flooring, fitted broom cupboard, space for dining room table, uPVC double glazed door leads to the rear garden.

Staircase rises from the main ground floor room to the first floor. FIRST FLOOR LANDING: 7'4 maximum x 5'11 maximum. Radiator, ceiling hatch and ladder to loft storage space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'8 maximum x 10'1 maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden. Oak effect laminate flooring. Radiator, uPVC double

glazed window overlooks the rear garden.

BEDROOM TWO: 8'9 maximum x 11'8 maximum. A second double bedroom, uPVC double glazed window to the front enjoying a sunny southerly aspect and views to countryside beyond neighbouring properties. Radiator.

FAMILY BATHROOM: 5'10 maximum x 7'1 maximum. A modern replacement suite comprising low level WC, circular wash basin on wash stand over cupboard. Tiled splashback. P-shaped panel bath with glazed shower screen, wall mounted mains shower over, shower boarded surrounds, uPVC double glazed window to the side, chrome heated towel rail, inset ceiling lighting.

OUTSIDE: At the front and side of the property, there is a driveway area providing off-road parking for two to three cars. Timber gate from driveway area gives access to the

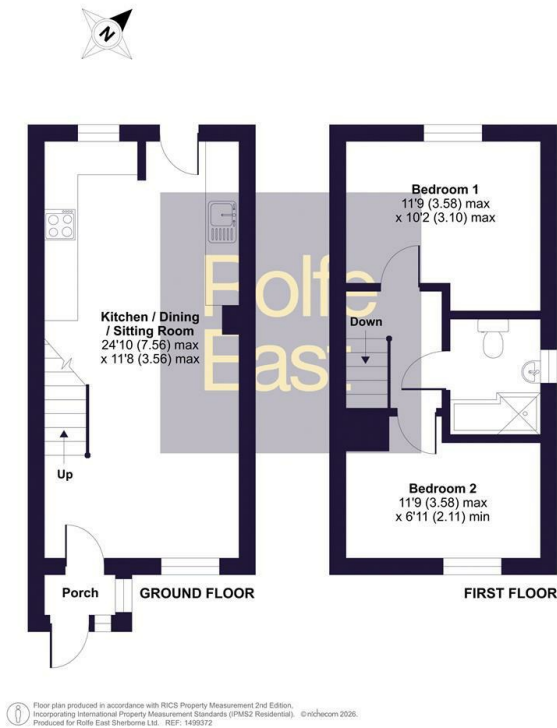
MAIN REAR GARDEN: 34'8 maximum in depth x 29'2 maximum in width. This level rear garden is arranged for low maintenance purposes and benefits from a patio seating area. Outside tap and drying area, area to store recycling containers and wheelie bins. The main garden is laid to lawn and paving with a variety of flower beds and borders enjoying a selection of mature trees, fruit trees, plants and shrubs.





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Approximate Area = 598 sq ft / 55.5 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		