

# Rolfe East



Ridgeway, Sherborne, DT9 6DA

Guide Price £365,000

- EXTENDED THREE BEDROOM LINK DETACHED BUNGALOW (1148 SQUARE FEET).
- LARGE CONSERVATORY 20'10 maximum x 7'10 maximum.
- GOOD DECORATIVE ORDER THROUGHOUT WITH NEWLY INSTALLED SHOWER ROOM.
- NO FURTHER CHAIN.
- SOUTH FACING PRIVATE GARDEN PLUS USEFUL SIDE GARDEN AREA.
- uPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO LOCAL CONVENIENCE STORES AND NEARBY COUNTRYSIDE.
- ATTACHED GARAGE AND PRIVATE DRIVEWAY.
- SCOPE TO EXTEND (subject to planning permission).
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# 13 Ridgeway, Sherborne DT9 6DA

NO FURTHER CHAIN. '13 Ridgeway' is a deceptively spacious, link-detached bungalow situated in a sought-after residential address, a short walk to Sherborne town centre and mainline station to London Waterloo. There is a lovely, level rear garden enjoying excellent privacy and a sunny southerly aspect. There is also a side garden area offering scope for extension, subject to the necessary planning permission. There is a private driveway providing off-road parking for one to two cars, leading to a carport and attached single garage. The property is in good decorative order throughout and benefits from excellent levels of natural light from large feature windows and a sunny southerly aspect at the rear. It benefits from uPVC double glazing and also benefits from mains gas fired radiator central heating. The accommodation enjoys excellent levels of natural light and comprises entrance reception hall, sitting room / dining room, large conservatory, kitchen / breakfast room, rear lobby, utility room and cloakroom / WC. There are three generous bedrooms and a family shower room (formerly incorporating a bath). There are convenience stores a short walk away as well as being within walking distance of nearby countryside. The historic town centre of Sherborne is a short walk away with its superb boutique high street with cafes, 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 also 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. THIS DECEPTIVELY SPACIOUS HOME MUST BE VIEWED TO BE APPRECIATED. NO FURTHER CHAIN.



Council Tax Band: D



Steps to front door, uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 12'7 maximum x 11'7 maximum. A useful greeting area providing a heart to the home, radiator, moulded skirting boards and architraves, ceiling hatch to loft storage space, panel door leads to hall cupboard space. Further panel door to airing cupboard with slatted shelving and radiator. Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 16'2 maximum x 12' maximum. A well-proportioned main reception room, two radiators, TV point. Sliding double glazed patio doors gives access to the

CONSERVATORY: 20'10 maximum x 7'10 maximum. A generous addition with uPVC double glazed windows to the rear overlooking the rear garden enjoying a sunny southerly aspect, double glazed sliding patio doors to the side, two radiators, electric light connected. Doors lead off the conservatory to further rooms.

KITCHEN / BREAKFAST ROOM: 12'5 maximum x 9'1 maximum. A range of kitchen units comprising laminated worksurface and surrounds, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset Neff five burner gas hob, a range of drawers and cupboards under, space and plumbing for dishwasher, recess provides space for upright fridge freezer, built in stainless steel eye level oven, a range of matching wall mounted cupboards, ceramic floor tiles, wall mounted stainless steel cooker hood extractor fan, uPVC double glazed door leads from the kitchen breakfast room to the conservatory, uPVC double glazed window to the rear, panel door leads back to the entrance reception hall, radiator, breakfast bar.

Panel door from the conservatory leads to

UTILITY ROOM: 6'2 maximum x 3'5 maximum. Laminated worksurface, space and plumbing for washing machine, door leads to the integral garage. Further panel door to

CLOAKROOM / WC: 5'10 maximum x 3'1 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, extractor fan.

Further doors lead off the entrance hall to more rooms.

BEDROOM ONE: 12'4 maximum x 11'10 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, TV point.

BEDROOM TWO: 11'11 maximum x 8'9 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, TV point.

BEDROOM THREE: 7'9 maximum x 9' maximum. Radiator, telephone point, uPVC double glazed window to the side.

FAMILY SHOWER ROOM 8'6 maximum x 5'9 maximum (formerly incorporating a bath). A modern white suite comprising low level WC, wash basin over storage cupboards with mixer tap over, walk-in double-sized glazed shower cubicle with wall mounted mains shower over, uPVC double glazed window to the side, chrome heated towel rail, extractor fan.

#### OUTSIDE:

This mature bungalow stands in a generous plot. At the front of the property there is a generous portion of garden laid to lawn giving a depth of 22'4 from the pavement. The garden has a variety of

mature plants and shrubs.

A dropped curb gives vehicular access from the road to a private driveway providing off road parking for several cars, with scope for more at the front, subject to the necessary planning permission. Driveway continues to the side of the property to a

CARPORT with outside light.

ATTACHED GARAGE: 16'7 in depth x 7'10 in width. Metal up and over garage door, light and power connected. Garage houses wall mounted gas fired combination boiler, door to the utility room.

Timber side gate gives access to a SIDE GARDEN AREA: 62'3 in depth x 13'6 in width. This useful area is laid to stone chippings and boasts two timber boarded vegetable gardens, timber garden shed, area to store recycling containers and wheelie bins. Paved pathway leads to the MAIN REAR GARDEN: 28'5 in depth x 43' in width approximately. This level rear garden is laid mainly to lawn and boasts a sunny south facing aspect and an excellent degree of privacy. It is enclosed by timber panel fencing and boasts a variety of mature fruit trees and shrubs including apple and pear trees, outside tap.







Ridgeway, Sherborne, Dorset, DT9



**Floor Plan**  
**Approximate Floor Area**  
**1148 sq.ft**  
**(106.66 sq.m)**

Approximate Gross Internal Floor Area 1,148 sq. ft / 106.66 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.

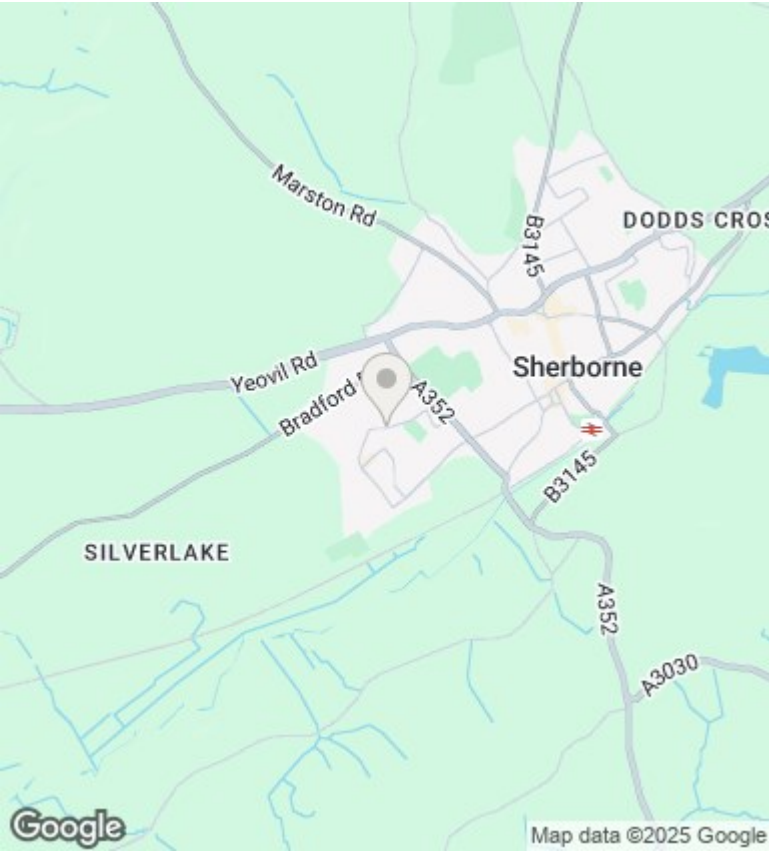
Directions

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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