

# Rolfe East



## Clanfield, Sherborne, DT9 6BE

Price Guide £249,950

- MODERN SEMI-DETACHED HOUSE WITH TWO DOUBLE BEDROOMS.
- LARGE LEVEL REAR GARDEN ENJOYING EASTERLY ASPECT AND GOOD PRIVACY.
- SCOPE TO EXTEND (subject to the necessary planning permission).
- VACANT - NO FURTHER CHAIN.
- DRIVEWAY PARKING FOR 2-3 CARS LEADING TO GARAGE.
- GARAGE CURRENTLY SPLIT INTO UTILITY ROOM AND GARDEN STORE.
- SHORT WALK TO LOCAL CONVENIENCE STORE AND NEARBY COUNTRYSIDE.
- UPVC DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- EXCELLENT RESIDENTIAL CUL-DE-SAC ADDRESS.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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# 70 Clanfield, Sherborne DT9 6BE

VACANT - NO FURTHER CHAIN. '70 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 to three cars leading to a single attached garage (currently split into utility room and garden store). There is a delightful, generous, level, enclosed rear garden offering a good degree of privacy and an easterly aspect. The house has gas fired central heating and also benefits from uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from a sunny west-to-east aspect. It comprises entrance porch, open-plan sitting room/dining room, kitchen / breakfast room and utility room. On the first floor, there is a landing area, two double bedrooms and a family bathroom. The 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. NO FURTHER CHAIN.



Council Tax Band: C



Paved pathway to front door with outside light. uPVC door leads to attached storage cupboard housing electric heater. uPVC double glazed front door to

ENTRANCE PORCH: 3'2 maximum x 3'10 maximum. Door leads to entrance hall cupboard space. Glazed door from the entrance hall leads to

SITTING ROOM / DINING ROOM: 16'2 maximum x 12'2 maximum. A generous main reception room, uPVC double glazed window to the front enjoying a westerly aspect, radiator, TV point, telephone point, electric fire feature, staircase rises to the first floor, under stairs storage recess. Multipane glazed door leads to

KITCHEN / BREAKFAST ROOM: 10'8 maximum x 12'2 maximum. A useful open-plan room, a range of kitchen units with laminated worktops, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, space and point for gas and electric oven, a range of drawers and cupboard under, space for washing machine, space for under counter fridge, a range of matching wall mounted cupboards, wall mounted Worcester gas fired boiler, radiator, uPVC double glazed window to the rear overlooks the rear garden, double glazed door and side light leads to the rear garden enjoys an easterly aspect in the morning sun.

Staircase rises from the sitting room to the

FIRST FLOOR LANDING: 6'7 maximum x 4' maximum. Radiator. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 9'11 maximum x 12' maximum. A double bedroom, uPVC double glazed window to the front enjoying views across the cul-de-sac, radiator, door leads to fitted wardrobe

cupboard space. Further door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

BEDROOM TWO: 12'1 maximum x 9'11 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden enjoying an easterly aspect, radiator, doors lead to fitted wardrobe cupboard space and wall mounted cupboards.

FAMILY BATHROOM: 6'5 maximum x 5'9 maximum. A modern replacement white suite comprising fitted low level WC, wash basin and worksurface over cupboards, mixer tap over, panel bath with glazed shower screen over, ceiling mounted mains shower, tiling to splash prone areas, ceramic floor tiles, chrome heated towel rail, uPVC double glazed window to the side, wall mounted bathroom cabinet.

#### OUTSIDE:

At the front of the property there is a portion of level front garden giving a depth of 30' from the cul-de-sac. A variety of mature shrubs and hedges. Paved pathway leads to front door with outside light, attached store cupboard.

A dropped curb from the cul-de-sac gives vehicular access to a private driveway providing off road parking for 2-3 cars. Driveway leads to

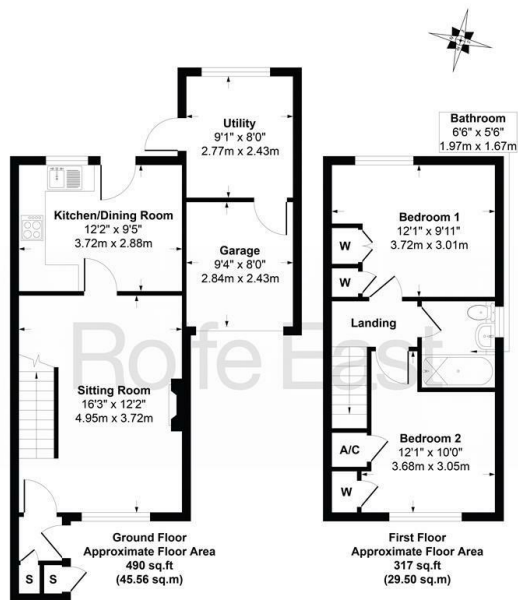
ATTACHED GARAGE: The garage is currently split into two rooms. Bike store/garden store 9'8 maximum x 7'7 maximum. Metal up and over garage door, light and power connected. Internal door leads to utility room 9'3 maximum x 7'6 maximum. Space and plumbing for washing machine, tap, power socket, uPVC double glazed window to the rear, personal door to the rear garden.

REAR GARDEN measures 58' in length x 20'10 maximum in width. This level rear garden is laid mainly to paved patio and is enclosed by timber fencing it boasts a sunny easterly aspect and a portion of lawn, outside lighting.



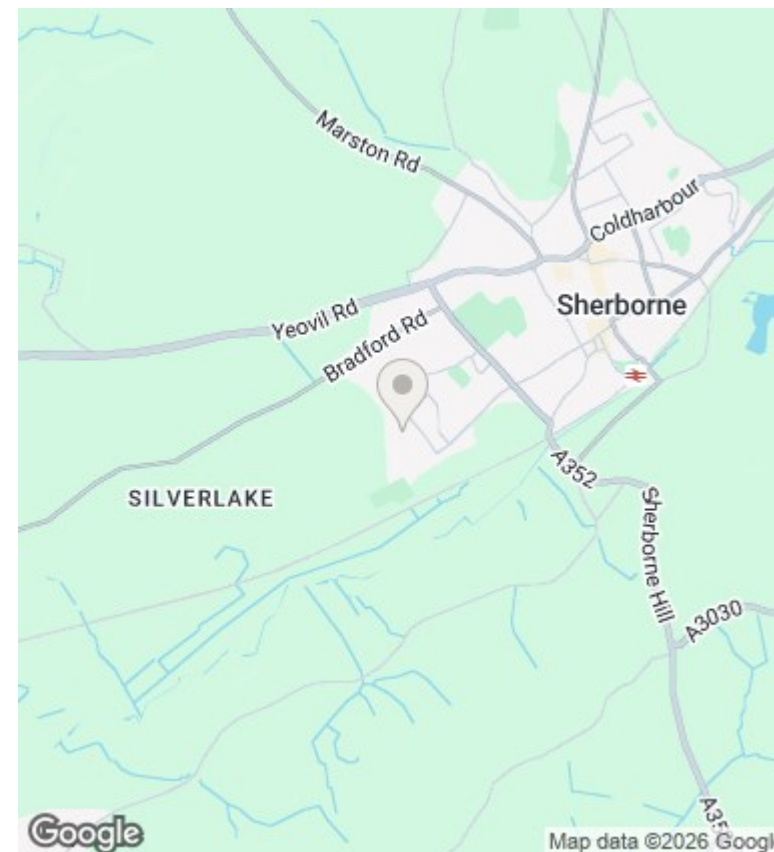


Clanfield, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 807 sq. ft / 75.06 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. Where 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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	