

Rolfe East



Quarry Lane, Longburton, DT9 5NY

Offers In The Region Of £340,000

- SPACIOUS (1229 SQUARE FEET) EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE.
- OIL FIRED RADIATOR CENTRAL HEATING, SOLAR PANELS AND uPVC DOUBLE GLAZING.
- WALKING DISTANCE TO THE VILLAGE PUB.
- GENEROUS WEST FACING REAR GARDEN.
- POPULAR CUL-DE-SAC ADDRESS IN HEART OF DORSET VILLAGE.
- NO FURTHER CHAIN.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- DRIVEWAY PARKING FOR TWO CARS LEADING TO INTEGRAL SINGLE GARAGE.

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12 Quarry Lane, Longburton DT9 5NY

WITH SOLAR PANELS! A spacious (1229 square feet), extended, four bedroom semi-detached house situated in a choice cul-de-sac address in the heart of this popular Dorset address and only a short walk to the village pub! This modern house boasts lovely front and rear gardens, driveway parking for two cars and an integral single garage. The main garden is at the rear and measures 51' x 44' enjoying a sunny westerly aspect. The property is enhanced by uPVC double glazing, sixteen solar panels and oil fired radiator central heating. The well laid out accommodation comprises entrance reception hall, sitting room/dining room, conservatory, kitchen, utility room and downstairs WC. On the first floor there are four bedrooms and a family bathroom. The house is only a short drive to the centre of 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 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. The village of Longburton boasts a church and a nice, country public house - both within walking distance of this property. There are superb countryside walks from nearby the front door of this property. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED. VACANT - NO FURTHER CHAIN.



Council Tax Band: D



Pathway leads to storm porch, outside light. uPVC double glazed front door and sidelight leads to entrance hall.

ENTRANCE HALL - 14' Maximum x 5'8 Maximum

Radiator, staircase rises to the first floor, under stairs storage recess, panel doors lead off to the main rooms.

LOUNGE / DINING ROOM - 23'5 Maximum x 11'9 Maximum

A generous main reception room enjoying a light dual aspect with uPVC double glazed window to the front and uPVC double glazed sliding patio doors to the rear and the conservatory, two radiators, telephone point, uPVC double glazed sliding patio doors leads to conservatory.

CONSERVATORY - 8'9 Maximum x 9'2 Maximum

uPVC double glazed construction overlooking the rear garden enjoying a pleasant westerly aspect, uPVC double glazed, double French doors to the rear garden. Doors from the lounge / diner and entrance hall lead to the kitchen.

KITCHEN - 9'2 Maximum x 7'4 Maximum

A range of fitted kitchen units comprising roll-edge laminated work surface, inset stainless-steel sink bowl and drainer unit with mixer tap over, tiled surrounds, a range of drawers and cupboards under, a range of matching wall mounted cupboards, uPVC double glazed window overlooks the rear garden, timber effect flooring, radiator, panel door leads to large under stairs larder cupboard, panel door leads to utility room.

UTILITY ROOM - 8'1 Maximum x 8'9 Maximum

Laminated work surface, space and plumbing for washing machine and tumble dryer, floor standing oil central heating boiler, uPVC double glazed window to the rear, radiator, integral door leads to

garage, uPVC double glazed door leads to the side of the property, panel door leads to cloakroom.

CLOAKROOM

Fitted low level WC, uPVC double glazed window to the side, tiled surrounds.

Staircase rises from the entrance hall to the first floor landing, door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, ceiling hatch leads to loft storage space, panelled doors leads off to the bedrooms.

BEDROOM ONE - 11'6 Maximum x 10'2 Maximum

uPVC double glazed window to the rear overlooking the rear garden, radiator, recess wardrobe cupboard storage.

BEDROOM TWO - 11'9 Maximum x 8'10 Maximum

uPVC double glazed window to the rear overlooking the rear garden, two radiators, TV point.

BEDROOM THREE - 11'4 Maximum x 9'11 Maximum

A third double bedroom, uPVC double glazed window to the front, radiator, fitted recess storage wardrobe cupboard space.

BEDROOM FOUR / STUDY - 6'7 Maximum x 6'6 Maximum

uPVC double glazed window to the front enjoying extensive countryside views beyond neighbouring properties, radiator, telephone point.

FIRST FLOOR FAMILY BATHROOM

A modern white suite comprising low level WC, wash basin on washstand with cupboard under, panelled bath with glazed shower screen over, wall mounted mains shower, tiled surrounds, timber

effect flooring, radiator and heated towel rail, uPVC double glazed window to the rear.

OUTSIDE

At the front of the property a dropped curb gives vehicular access to a concrete driveway providing off road parking for 2 cars. There is a portion of lawned front garden with mature tree and mature hedges and a variety of flower beds and borders. Storm porch with outside lighting. Driveway leads to garage.

INTEGRAL SINGLE GARAGE - 17'2 Maximum x 9'5 Maximum. Metal up and over garage door, light and power connected, rafter storage above, integral door leads to utility room.

GARDENS

Timber side gate gives access to a side pathway leading to the main rear garden - 51' in depth x 44' in width. This large rear garden enjoys a westerly aspect and is laid mainly to lawn. There is a paved patio area. The garden is enclosed by timber panel fencing and boasts a variety of well shocked flower beds and borders. Outside tap, area for storing wheelie bins and recycling containers. Large detached timber shed - 12'2 Maximum x 7'7 Maximum.

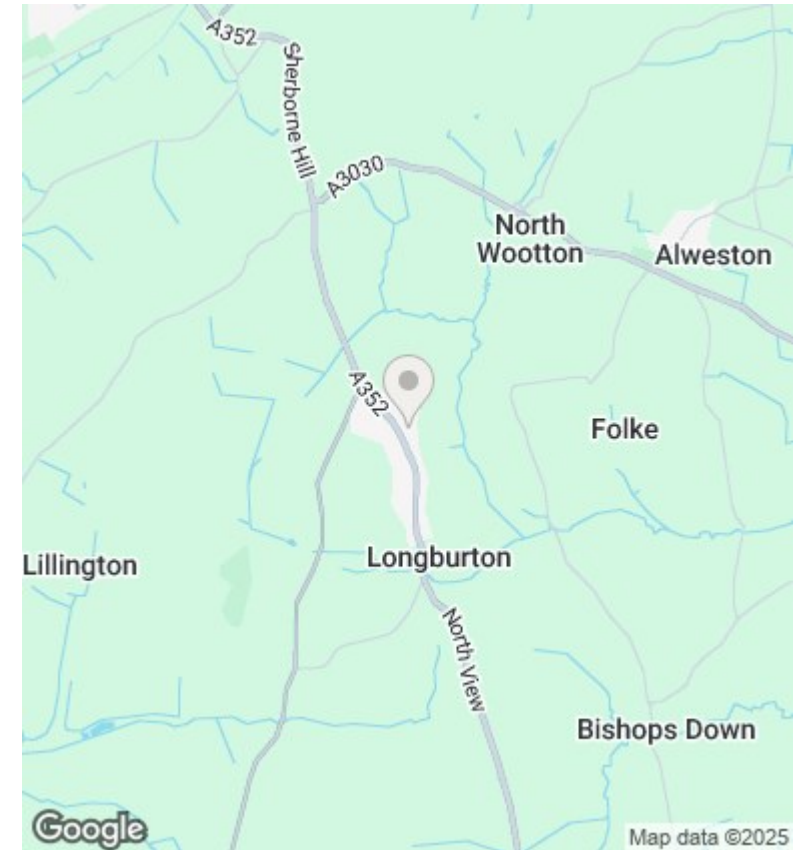






Ground Floor

Total Area: 114.2 m² ... 1229 ft²
All measurements are approximate and for display purposes only



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		
(81-91) B		87
(69-80) C	74	
(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