Rolfe East

Abbots Way, Sherborne, DT9 6DT

Offers In The Region Of £425,000

- MODERN DETACHED HOUSE WITH GENEROUS SIDE AND REAR GARDENS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- FOUR GENEROUS BEDROOMS AND TWO RECEPTION ROOMS (1494 SQUARE FEET).
- QUICK SALE REQUIRED! NO FURTHER CHAIN.
- DETACHED DOUBLE GARAGE AND DRIVEWAY PARKING FOR 2-3 CARS.
- SIDE GARDEN HAS SUNNY SOUTH EASTERLY ASPECT.
- SHORT WALK TO NEARBY CONVENIENCE STORE.
- LOVELY 'TUCKED AWAY' RESIDENTIAL ADDRESS ON WESTERN SIDE OF SHERBORNE.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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40 Abbots Way, Sherborne DT9 6DT

QUICK SALE REQUIRED! DETACHED DOUBLE GARAGE! NO FURTHER CHAIN. '40 Abbots Way' is a modern, detached, double-fronted house (1494 square feet) situated in a very popular residential address on the western side of Sherborne. There is off road driveway parking for two to four cars leading to a detached double garage. There are pleasant, level side and rear gardens providing potential for extension, subject to the necessary planning permission. The side garden is quite the suntrap, boasting a sunny south-facing aspect. It is only moments from a local convenience store plus it is a short walk to the boutique high street, town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The house benefits from mains gas fired radiator central heating and uPVC double glazing. The deceptively spacious accommodation is flexible, arranged over two floors and enjoys excellent levels of natural light from dual aspects and a sunny west-to-east aspect. The accommodation comprises entrance reception hall, sitting room, dining room, open-plan kitchen / breakfast room and WC / Cloakroom. On the first floor, there is a large half-gallery feature landing area, master double bedroom with en-suite shower room, three further generous bedrooms and family bathroom. The house is a very short walk to Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, Gryphon high school, Abbey primary school, 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 Southwest 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.

4 3 2 D

Council Tax Band: E

Paved pathway to storm porch, outside light. uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 13’6 maximum x 6’6 maximum. A useful greeting area providing a heart to the home, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, staircase rises to the first floor, door leads to understairs storage cupboard space. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 19’10 maximum x 11’8 maximum. A generous main reception room enjoying a light dual aspect with uPVC double glazed sliding patio doors opening onto the rear garden, uPVC double glazed bay window to the front enjoying a sunny south westerly aspect, brick fire surround and hearth, two radiators, TV ariel attachment, telephone point, moulded skirting boards and architraves. Panel door leads from the sitting room to the

DINING ROOM: 10’8 maximum x 8’9 maximum. uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.
Panel doors from the dining room and entrance reception hall lead to the

KITCHEN BREAKFAST ROOM: 16’7 maximum x 9’3 maximum. A generous open-plan room enjoying a light dual aspect with uPVC double glazed windows to the rear and side, uPVC double glazed door to the side. A range of oak panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit with mixer tap over, inset mains gas four burner hob with electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted mains gas fired boiler, radiator.

Panel door from entrance reception hall leads to

CLOAKROOM / WC: Fitted low level WC, wall mounted wash basin, tiled splash back, radiator, uPVC double glazed window to the side.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: A generous half gallery feature landing measuring 14’7 maximum x 10’11 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, ceiling hatch to loft storage space. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, pump for shower, slatted shelves. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 11’4 maximum x 10’10 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooking the rear garden, radiator, moulded skirting boards and architraves. Panel door leads to

EN-SUITE SHOWER ROOM: 6’5 maximum x 4’5 maximum. A fitted suite comprising low level WC, pedestal wash basin, tiled splash back, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver light and point, radiator, timber effect flooring, uPVC double glazed window to the rear, extractor fan.

BEDROOM TWO: 11’7 maximum x 10’10 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, moulded skirting boards and architraves.

BEDROOM THREE: 10’4 maximum x 8’1 maximum. A third double bedroom, uPVC double glazed window to the front, moulded skirting boards and architraves, radiator.

BEDROOM FOUR: 7’11 maximum x 6’9 maximum. uPVC double glazed window to the front, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 5’9 maximum x 6’9 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed

shower screen over with mains shower over, tiling to splash prone areas, uPVC double glazed window to the side, shaver light and point, radiator, timber effect flooring.

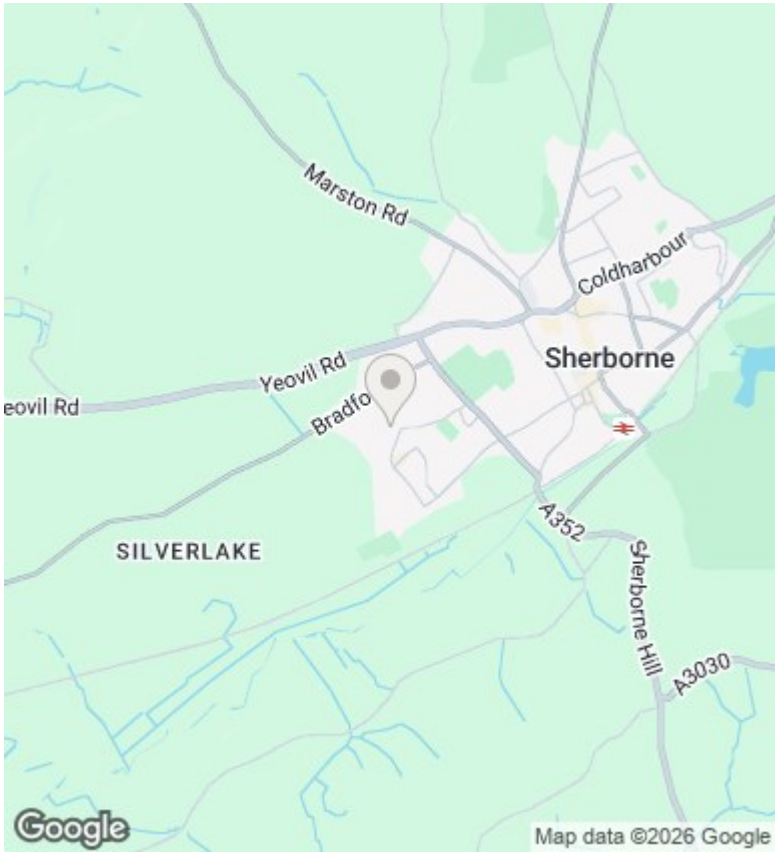
OUTSIDE:
Entrance to PRIVATE DRIVEWAY at the front provides off road parking for 2-4 cars. Pathway leads to storm porch with outside lighting. Driveway leads to

DETACHED DOUBLE GARAGE: 17’6 in depth x 15’11 in width. Metal up-and-over garage door, light and power connected, rafter storage above, uPVC double glazed window and door to the side.

GARDENS
There is a portion of lawned front garden enjoying a variety of flowerbeds and borders, plants and shrubs. Wrought iron gate gives access to pathway leading to the

SIDE GARDEN: approximately 40’ in depth, laid to lawn and enclosed by timber panel fencing boasting a sunny south facing aspect and good privacy, outside tap, a variety of flowerbeds and borders well stocked with plants and shrubs, uPVC double glazed side door to the kitchen breakfast room. Pathway leads to the rear of the property.

MAIN REAR GARDEN measures approximately 46’ in depth maximum. It is laid to lawn and enclosed by timber panel fencing, paved patio seating area with a variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs, paved side storage area.



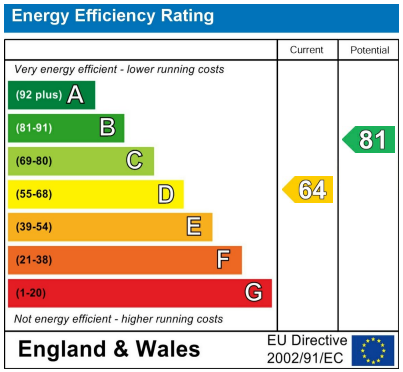
Directions

Viewings

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

Council Tax Band

E



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