

# Rolfe East



## Quarr Drive, Sherborne, DT9 4HZ

Offers In Excess Of £318,500

- SPACIOUS LINK DETACHED BUNGALOW (1026 square feet).
- TWO DOUBLE BEDROOMS AND IN EXCELLENT DECORATIVE ORDER.
- ATTACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR THREE CARS.
- GENEROUS, LEVEL FRONT AND REAR GARDENS ENJOYING EAST AND WEST ASPECTS.
- POPULAR 'TUCKED AWAY' CUL-DE-SAC ADDRESS.
- GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- CONSERVATORY / DINING ROOM.
- SHORT WALK TO NATURE RESERVE, TOWN CENTRE AND RAILWAY STATION TO LONDON.
- MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

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# 7 Quarr Drive, Sherborne DT9 4HZ

'7 Quarr Drive' is a simply superb, deceptively spacious, link-detached bungalow situated in a 'tucked away' cul-de-sac location a short walk to Sherborne town centre and mainline railway station to London Waterloo. The property stands in a generous level plot with fabulous gardens at the front and rear – the rear enjoying an easterly aspect and a good degree of sun. There are lovely walks at the Quarr nature reserve very nearby. The property boasts private driveway parking for three cars with scope for more, leading to an attached single garage with attached store. The flexible accommodation (1026 square feet) enjoys a good level of natural light and comprises entrance vestibule, entrance reception hall, sitting room, kitchen / breakfast room, conservatory / dining room, two double bedrooms and a family shower room (formerly incorporating a bath). It is heated by a mains gas fired radiator central heating system and has uPVC double glazing. It is only a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. This property is ideal for couples and singles looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers linked with the local schools. THIS LOVELY BUNGALOW MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: C



Pathway leads to uPVC double glazed front door, leading to entrance porch / boot room.

Entrance Porch / Boot Room – 6' Maximum x 3'2 Maximum  
uPVC double glazed windows to the front and side, tiled floor, multi pane glazed door leads to the entrance reception hall.

Entrance Reception hall – 14'1 Maximum x 4' Maximum  
A useful greeting area providing a heart to the home, timber effect laminate flooring, radiator with decorative cover, ceiling hatch to loft storage space, panelled doors lead off to the main ground floor rooms.

Sitting Room – 14'11 Maximum x 11'11 Maximum  
A beautifully presented main reception room, uPVC double glazed window to the front, radiator, TV ariel attachment, telephone point.

Kitchen Breakfast Room – 13'5 Maximum x 10'8 Maximum  
A range of modern panelled kitchen units comprising laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, inset electric hob with electric oven and grill under, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, ceramic floor tiles, radiator, breakfast bar, door leads to shelved larder cupboard, further door leads to storage cupboard housing Worcester Bosch gas fired combination boiler, uPVC double glazed door leads to conservatory / dining room.

Conservatory / Dining Room – 13' Maximum x 8'6 Maximum  
uPVC double glazed construction with double glazed windows to both sides and rear overlooking the rear garden, uPVC double

glazed double French doors open to the rear garden, ceramic floor tiles, radiator, light and power connected.

Panelled doors lead off the entrance reception hall to the bedrooms.

Bedroom One – 11'10 Maximum x 10'1 Maximum  
A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, timber effect laminate flooring, fitted wardrobes.

Bedroom Two – 11'4 Maximum x 10' Maximum  
Another generous double bedroom, uPVC double glazed window to the front, radiator.

Family shower room (formerly incorporating a bath) – 6'11 Maximum x 6'3 Maximum  
A modern white suite comprising low level WC, wash basin with mixer tap over cupboard, double sized glazed shower cubicle with wall mounted electric shower over, tiled walls and floor, chrome heated towel rail, shelved alcove, extractor fan, uPVC double glazed window to the rear, shaver point.

#### Outside

At the front of the property, a generous front garden and private driveway give a depth of 38' from the cul-de-sac. A dropped curb gives vehicular access to a private driveway giving offroad parking for 3-4 cars with scope for more. The front garden is particularly pretty and laid to stone chippings with a rockery garden, a variety of mature plants and shrubs, stand in brick paved steps lead to the front door, outside lighting, rainwater harvesting butt. Driveway leads to attached single garage.

Single Garage – 15'11 Maximum in depth x 8' in width  
Up and over garage door, light and power connected, personal door at the rear leads to attached garden store / utility room.

Garden store / utility room – 8'6 Maximum x 5'8 Maximum  
Light and power connected, space for further fridge and tumble dryer.

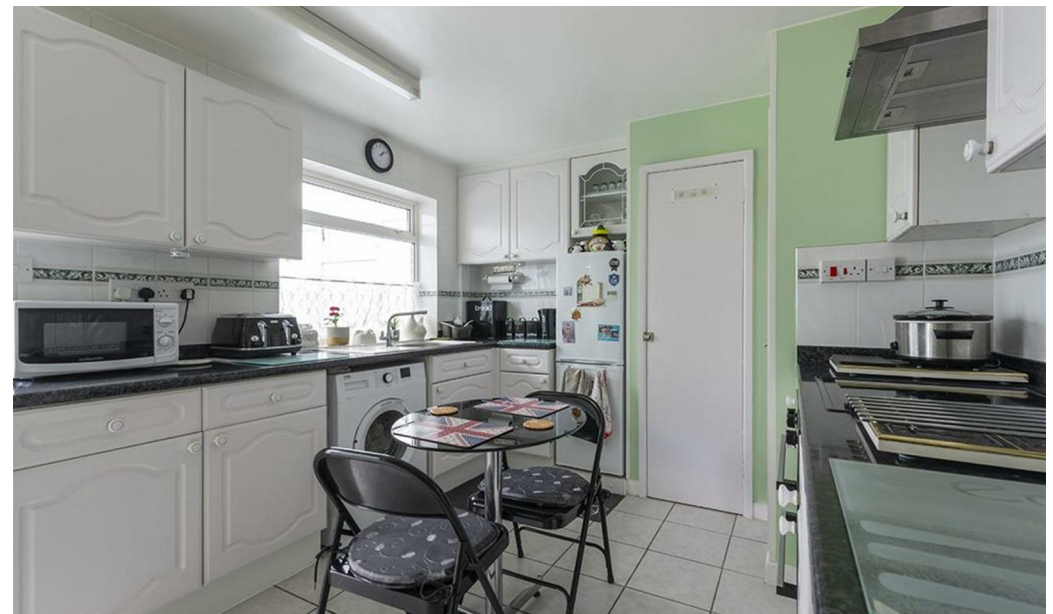
uPVC sliding patio doors, double glazed patio doors open on to the rear garden.

Wrought iron side gates from the side of the property and the front garden give access to a paved side area enjoying a variety of flower beds and vegetable gardens, two rainwater harvesting butts, side pathway leads to the main rear garden.

Rear Garden – 50' in width maximum x 26' in depth maximum  
The rear garden is presented in immaculate order throughout, shaped lawn area with a variety of timber bordered flower beds, enjoying a selection of mature plants, trees and shrubs, ornamental fish ponds, paved patio area, outside lighting, outside tap, detached timber shed and detached timber summer house.

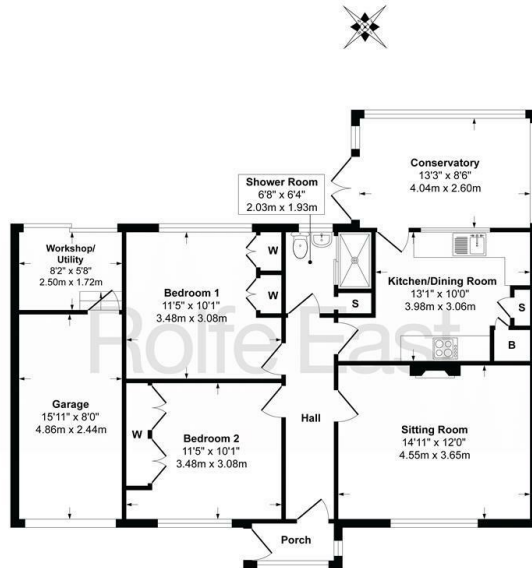
Summer House – 6'11 Maximum x 4'10 Maximum  
Light and power connected.

The rear garden enjoys an easterly aspect and good degree of sunshine.



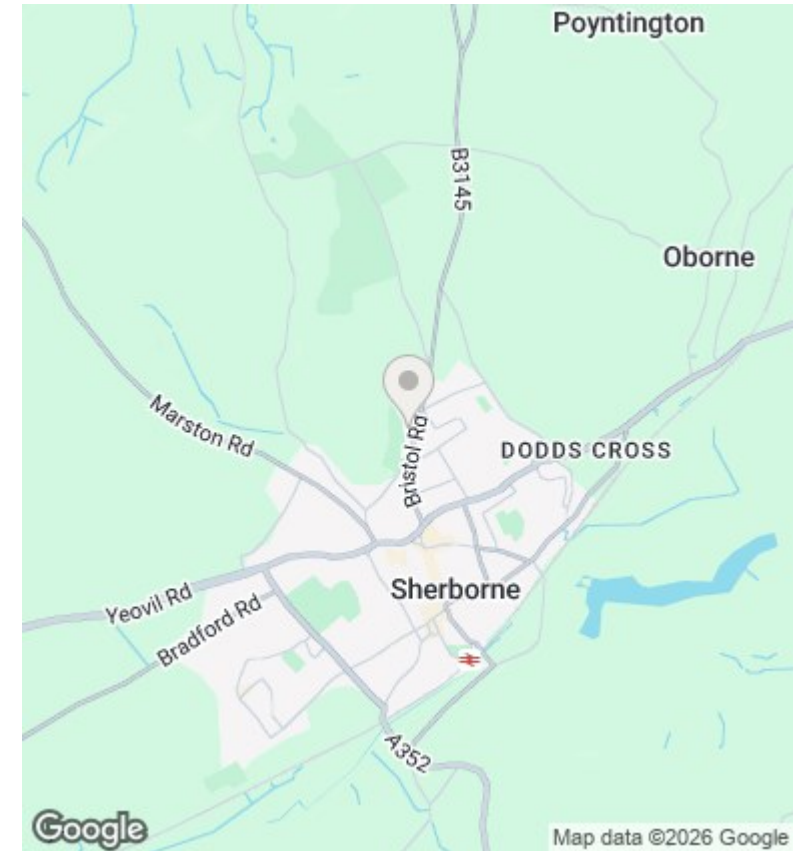


Quarr Drive, Sherborne, Dorset, DT9



Ground Floor  
Approximate Floor Area  
1026 sq.ft  
(95.32 sq.m)

Approximate Gross Internal Floor Area 1026 sq. ft / 95.32 sq. m  
© 2023 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

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>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	