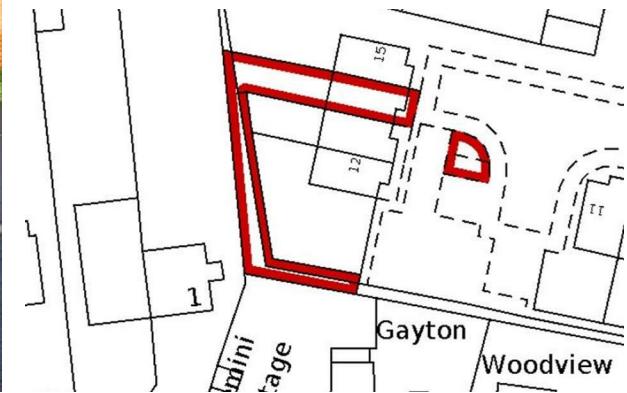


# Rolfe East



Turing Close, Sherborne, DT9 4GA

Guide Price £225,000

- NO ONWARD CHAIN
- ALLOCATED OFF ROAD PARKING FOR ONE CAR.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY EAST-TO-WEST ASPECT.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- WELL-PRESENTED MODERN TERRACED HOUSE WITH TWO DOUBLE BEDROOMS.
- RESIDENTS VISITORS PARKING SPACES AVAILABLE.
- REMAINDER OF TEN YEAR NHBC.
- LEVEL ENCLOSED REAR GARDEN OFFERING GOOD PRIVACY AND WESTERLY ASPECT.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- POPULAR 'NO-THROUGH' CUL-DE-SAC ADDRESS.

# 14 Turing Close, Sherborne DT9 4GA

NO ONWARD CHAIN. POPULAR NO-THROUGH CUL-DE-SAC ADDRESS! '14 Turing Close' is a modern, brick-built, terraced house situated in a very popular 'tucked away' residential cul-de-sac address on the western side of Sherborne. There is off road driveway parking for one car plus visitors parking for local residents. There is a pleasant, level rear garden enjoying a good degree of privacy and a sunny westerly aspect. The rear garden is quite the suntrap! There is potential for extension at the rear, subject to the necessary planning permission. 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 double glazing. The well-presented accommodation is arranged over two floors and enjoys excellent levels of natural light from a sunny east-to-west aspect. The accommodation comprises entrance reception hall, sitting room, open-plan kitchen / dining room and WC / Cloakroom. On the first floor, there is a landing area, two double bedrooms and a 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, 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.



Council Tax Band: C



This property comes with a service charge of approximately £186 per year.

Paved pathway to front door. Panelled front door leads to

**ENTRANCE RECEPTION HALL:** 9'3 maximum x 3'8 maximum. A useful greeting area providing a heart to the home, radiator with decorative cover, timber effect flooring, staircase rises to the first floor. Panel doors lead off reception hall to the first floor rooms.

**SITTING ROOM:** 15'1 maximum x 9'3 maximum. A beautifully presented main reception room, double glazed window to the front boasting an easterly aspect and the morning sun, radiator, TV point, telephone point, feature fitted contemporary electric fire. Panel door leads to understairs large storage cupboard space. Panel door leads to

**KITCHEN / DINING ROOM:** 12'7 maximum x 8'10 maximum. A lovely open plan living space, double glazed window to the rear overlooks the rear garden boasting a west facing aspect, double glazed double French doors with fitted blinds open onto the rear garden. A range of contemporary kitchen units comprising timber effect laminated worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel mains gas hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated washing machine, integrated fridge and freezer, a range of matching wall mounted cupboards, wall mounted stainless steel extractor fan, stainless steel splash back, wall mounted cupboard housing mains gas fired combination boiler, timber effect flooring, radiator.

Panel door leads from entrance hall to

**CLOAKROOM / WC:** 4'10 x 3'5 maximum. Fitted low level WC, pedestal wash basin, mixer tap over, double glazed window to the front, splash back, mixer tap over, timber effect flooring, radiator.

Staircase rises from the reception hall to the first floor landing, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 12'9 maximum x 8'3 maximum. A generous double bedroom, double glazed window to the rear overlooks the rear garden boasting a westerly aspect, radiator.

**BEDROOM TWO:** 12'9 maximum x 8'6 maximum. A second generous double bedroom, two double glazed windows to the front boasting an easterly aspect with view to hills beyond neighbouring properties, radiator. Door leads to fitted cupboard space with slatted shelves.

**FAMILY BATHROOM:** 5'7 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement, tiling to splash prone areas, radiator, extractor fan.

**OUTSIDE:**

At the front of the property is a small portion of garden laid to wood chippings enjoying a variety of mature shrubs. Paved pathway leads to front door with outside light.

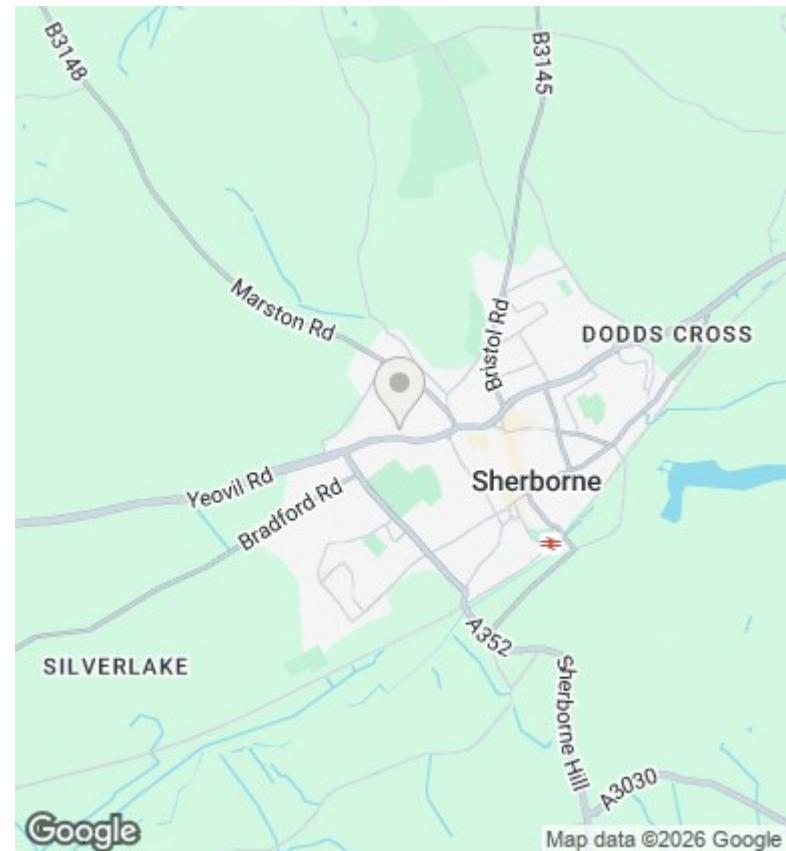
**PARKING:** This property comes with one allocated parking space

plus the use of four visitors parking spaces for local residents.

The MAIN GARDEN is situated at the rear of the property. Rear garden measures 34'9 in depth x 13'11 in width. It is level and enclosed by timber panel fencing. The main portion is laid to lawn, paved patio seating area. The rear garden enjoys a westerly aspect and the afternoon sun, patio provides quite the sun trap, outside tap. Timber gate at the rear of the garden gives separate access to the rear garden.







## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 98                      |           |
| (81-91) B                                   | 84                      |           |
| (69-80) C                                   |                         |           |
| (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 |           |