

# Rolfe East



## Carpenters, Sherborne, DT9 4FD

Asking Price £230,000

- MODERN MID TERRACE HOUSE WITH TWO DOUBLE BEDROOMS.
- POPULAR RESIDENTIAL ADDRESS ON THE WESTERN SIDE OF SHERBORNE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- MUST BE VIEWED!
- ALLOCATED PARKING PLUS USE OF VISITORS PARKING SPACE.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- ENCLOSED PRIVATE REAR GARDEN.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- CONTEMPORARY OPEN PLAN ACCOMMODATION.

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# 5 Carpenters, Sherborne DT9 4FD

'5 Carpenters' is a well presented, modern mid-terraced house situated in a very popular residential address on the western side of Sherborne, a short walk to nearby countryside and the historic centre of Sherborne and the mainline railway station to London Waterloo. The house has the remainder of a 10 year NHBC. It comes with allocated parking plus an enclosed rear garden and the use of a visitors parking space. The house benefits from double glazing and mains gas fired radiator central heating. The well-arranged accommodation boasts excellent levels of natural light and comprises entrance reception hall, sitting room, kitchen / dining room and a ground floor WC / cloakroom. On the first floor, there is a landing area, two generous double bedrooms and a family bathroom. There are superb countryside dog walks from nearby the front door. It is also a short walk to the picturesque, historic town of Sherborne with it's 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. THIS LOVELY HOME MUST BE VIEWED.



Council Tax Band: C





Path to storm porch. Double glazed front door to

ENTRANCE HALL: Staircase rises to the first floor, radiator, Amtico flooring. Panel door leads from the entrance hall to the

MAIN OPEN PLAN LIVING SPACE: 22'2 maximum x 12'1 maximum. A superb open plan living space enjoying a light dual aspect with double glazed double French doors opening onto the rear garden enjoying a north westerly aspect and double glazed window to the front boasting a sunny south easterly aspect. The room is split into two areas.

Kitchen area: A range of contemporary kitchen units comprising oak effect laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated fridge and freezer, integrated washer dryer, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, breakfast bar, Amtico flooring, under stairs storage cupboard space.

Sitting room area: Amtico flooring, two radiators, TV point, telephone point. Panel door leads to

CLOAKROOM / WC: 5' maximum x 2'11 maximum. Low level WC, pedestal wash basin, tiled splashback, radiator, Amtico flooring, extractor fan.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: Ceiling loft hatch and loft ladder leads to loft storage space. Panel doors lead off the landing to the first floor

rooms.

BEDROOM ONE: 12'1 maximum x 7'9 maximum. A double bedroom, double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM TWO: 12'1 maximum x 7'8 maximum. A second double bedroom, two double glazed windows to the front enjoying a sunny south easterly aspect, radiator. Doors lead to shelved storage cupboard space.

FIRST FLOOR FAMILY BATHROOM: 6' maximum x 6' maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted shower over bath, tiling to splash prone areas, chrome heated towel rail, extractor fan.

OUTSIDE:

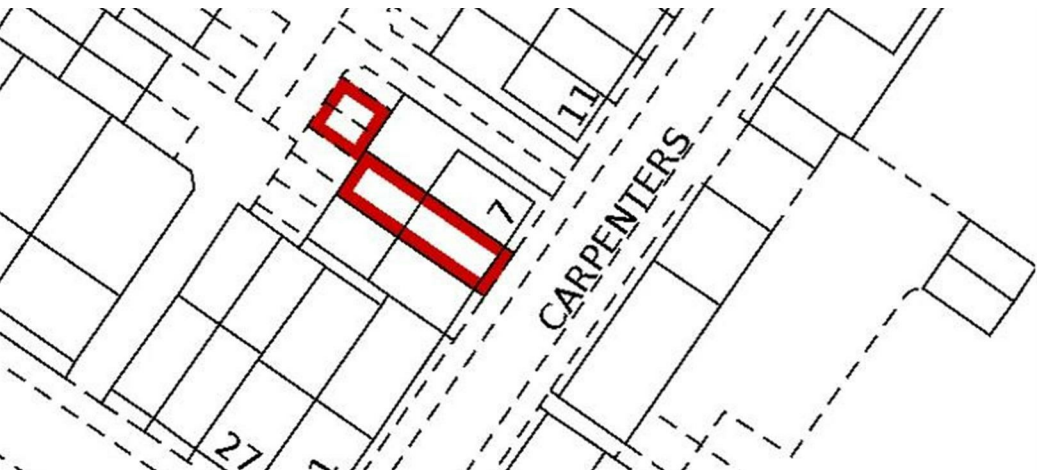
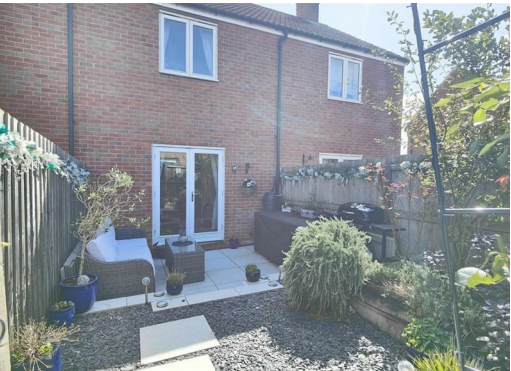
At the front of the property there is a small portion of flowerbed laid to stones. Pathway and storm porch.

The MAIN GARDEN is situated at the rear of the property. It measures 20' in depth x 13'5 in width. This level rear garden is arranged of low maintenance purposes and boasts a paved patio area and a further area laid to slate chippings. Raised flowerbeds and borders. It is enclosed by timber panel fencing and boasts a rainwater harvesting butt. Timber gate at the rear of the garden leads to a residents parking area.

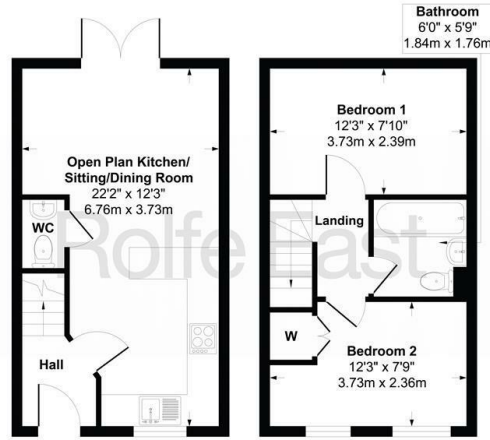
PARKING: This property comes with one allocated parking space directly behind the property.







Carpenters, Sherborne, Dorset, DT9



Ground Floor  
Approximate Floor Area  
272 sq.ft  
(25.32 sq.m)

First Floor  
Approximate Floor Area  
272 sq.ft  
(25.32 sq.m)

Approximate Gross Internal Floor Area 545 sq. ft / 50.64 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. While 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC