

Rolfe East



Crackmore Drive, Milborne Port, DT9 5FX

Guide Price £308,500

- STUNNING MODERN SEMI-DETACHED HOUSE WITH LOVELY VIEWS!
- PRIVATE GARAGE AND PARKING.
- LARGE MASTER BEDROOM + EN-SUITE AND TWO FURTHER DOUBLE BEDROOMS.
- SHORT DRIVE TO TOWN CENTRE OF SHERBORNE AND RAILWAY STATION TO LONDON.
- AMAZING VIEWS OF THE VILLAGE AND HISTORIC CHURCHES AT THE FRONT.
- PRIVATE LEVEL REAR GARDEN BOASTING A WESTERLY ASPECT.
- EXCELLENT EPD RATING - BAND B!
- FRONTING ONTO SAFE TRAFFIC-FREE WALKWAY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE AND EXCELLENT VILLAGE AMENITIES, PUB, SHOP.

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17 Crackmore Drive, Milborne Port DT9 5FX

STUNNING EAST-FACING VIEWS OF THE VILLAGE AND THREE CHURCHES AT THE FRONT! ONE LARGE MASTER BEDROOM WITH EN-SUITE, TWO FURTHER DOUBLE BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM! GARAGE AND PARKING! '17 Crackmore Drive' is a simply lovely, natural stone, modern semi-detached house fronting onto a safe traffic free walkway and enjoying lovely views at the front. The house was built in 2020 and has the remainder of an NHBC. There is a private rear garden enjoying a sunny westerly aspect plus a single garage and parking for one car. The property is located in a superb 'tucked away' location a short walk to the pretty village centre and excellent amenities. The property has been beautifully finished by the current owner and is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The accommodation benefits from excellent levels of natural light and comprises entrance reception hall, sitting room, open-plan kitchen / dining room, inner hall and ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The property has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. It is only a short drive to the historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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.



Council Tax Band: C



It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours. The property is perfect for those aspiring couples or families looking for their perfect village home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market. **THIS LOVELY PROPERTY MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.**

Paved pathway to front door, storm porch, outside light. Double glazed front door leads to

ENTRANCE HALL: 7' maximum x 5'10 maximum. Staircase rises to the first floor, radiator. Panel door leads from the entrance hall to the

SITTING ROOM: 13'8 maximum x 12' maximum. A beautifully presented main reception room, uPVC double glazed window to the front enjoying views over a pretty pond scene to village and church views beyond, radiator, painted panelling, TV point, telephone point. Panel door leads to

INNER HALL: 7'5 maximum x 4'9 maximum. Panel door leads to large understairs storage cupboard space. Further panel door leads to

GROUND FLOOR WC: 6'1 maximum x 4'9 maximum. A modern suite comprising low level WC, pedestal wash basin, tiled splashback, extractor fan, radiator.

Entrance from the inner hall leads to

KITCHEN / DINING ROOM: 17' maximum x 9'9 maximum. An impressive open-plan room with uPVC double glazed double French doors opening onto the rear garden, uPVC double glazed window to the rear, an extensive range of fitted kitchen units comprising granite effect, laminated worksurface and surrounds inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset stainless steel Hotpoint gas hob with stainless steel electric Hotpoint oven under, glass splashback. A range of drawers and cupboards under, space and plumbing for washing machine, space for American style upright fridge/ freezer. A range of matching wall mounted cupboards, wall mounted cupboard houses gas fired boiler. Breakfast bar, dining area, radiator.

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

BEDROOM ONE: 10'10 maximum x 13'8 maximum. A generous master double bedroom, uPVC double glazed window to the front enjoys impressive views across the village incorporating three church buildings with countryside beyond, radiator, TV point. Panel door leads to

EN-SUITE SHOWER ROOM: 6'5 maximum x 5'2 maximum. A modern white suite comprising low level WC, wash basin, tiled splashback, glazed double sized shower cubicle with wall mounted mains shower over, tiled surrounds, radiator, shaver point, extractor fan, uPVC double glazed window to the front.

BEDROOM TWO: 11'8 maximum x 9'8 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

BEDROOM THREE: 11'9 maximum x 7'1 maximum. A third generous double bedroom, uPVC double glazed window to the rear over looks the rear garden, radiator. Panel door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 5'10 maximum x 7' maximum. A modern white suite comprising low level WC, wall mounted wash basin, tiled splashback, panel bath with mains shower tap arrangement over, tiled surrounds, radiator, shaver point, extractor fan.

OUTSIDE:

At the front of the property a paved pathway leads to a storm porch with outside light. The property fronts onto a safe traffic-free walkway. There are two portions of front garden laid to flowerbeds.

At the rear of the property there is a lawned garden measuring 30'11 in depth x 18'11 in width. This level rear garden is laid mainly to lawn and is enclosed by timber panel fencing. There is a paved patio seating area with outside tap and outside lighting. The rear garden boasts a westerly aspect and the afternoon sun. Area to store recycling container and wheelie bins. Timber gate gives access to the parking area and single garage.

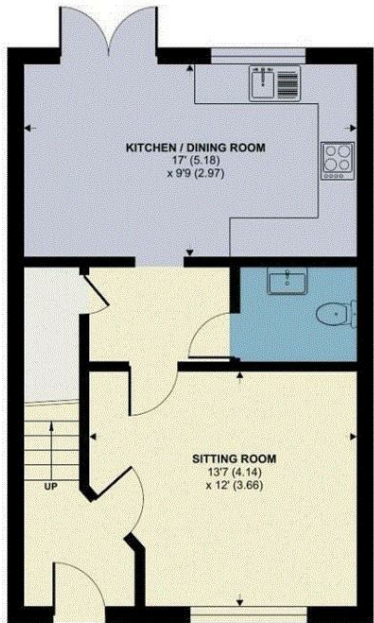
At the rear of the property there is a parking area for one car leading to a **SINGLE GARAGE:** 18'7 in depth x 9' in width. Metal up and over garage door.





Crackmore Drive, Milborne Port, Sherborne

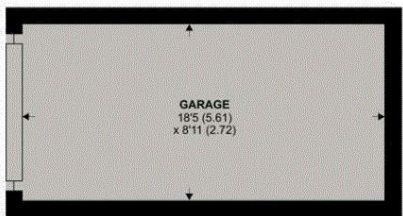
Approximate Area = 940 sq ft / 87.3 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1107 sq ft / 102.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



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		96
(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