

# Rolfe East



## Streamside Walk, Sherborne, DT9 5GB

Guide Price £299,950

- ATTRACTIVE NATURAL STONE MODERN DOUBLE FRONTED END OF TERRACE HOUSE.
- WALLIED SIDE GARDEN ARRANGED FOR LOW MAINTENANCE PURPOSES.
- GROUND FLOOR CLOAKROOM / WC.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- PRETTY STREAM SIDE SCENE FRONTING ON TO A TRAFFIC-FREE WALKWAY.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- LOVELY DECORATIVE ORDER THROUGHOUT.
- SINGLE GARAGE AND PARKING SPACE FOR ONE CAR.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES, SHOPS, PUBS AND PRIMARY SCHOOL.

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# 1 Streamside Walk, Sherborne DT9 5GB

'1 Streamside Walk' is a, attractive, modern, natural stone, double-fronted, end of terrace house situated in a very popular residential address fronting on to a pleasant traffic-free walkway and pretty stream-side scene. It is a very short walk to the pretty village centre and excellent amenities. It is only a short drive to Sherborne town centre and the mainline railway station to London Waterloo. The property boasts a level, partially walled, enclosed main garden at the side of the house, arranged for low maintenance, single garage and allocated parking for one car. The property is enhanced by a mains gas-fired radiator central heating system and uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from dual aspects 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, master double bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom. There are superb countryside dog 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 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 drive 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.



Council Tax Band: D



Paved pathway from traffic free walkway leads to storm porch with outside light. uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 9'10 maximum x 6'6 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, oak effect flooring, telephone point, radiator. Panel doors lead off the entrance reception hall to the ground floor rooms.

**SITTING ROOM:** 17'6 maximum x 10'10 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed windows to the front and side boasting light westerly and southerly aspects, two radiators, TV point, telephone point.

**OPEN-PLAN KITCHEN / DINING ROOM:** 17'7 maximum x 12'9 maximum. This sociable space is split into two main areas. Dining room area enjoying a light dual aspect with uPVC double glazed window to the front boasting a sunny westerly aspect, uPVC double glazed double French doors open on to the main garden at the side of the property, oak effect flooring, radiator. Large entrance leads to the kitchen area, a range of contemporary kitchen units comprising slate effect laminated worksurface and surrounds, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel four burner mains gas hob with stainless steel electric double oven under, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, stainless steel splashback, fitted larder cupboard, oak effect flooring, radiator, uPVC double glazed window to the side overlooks the main garden, inset ceiling

lighting. Panel door leads to understairs storage cupboard space.

Panel door from the entrance reception hall leads to

**GROUND FLOOR WC / CLOAKROOM:** 5'1 maximum x 3'1 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, extractor fan.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 11'9 maximum x 6'5 maximum. Ceiling hatch and ladder to loft space. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 11'9 maximum x 11'1 maximum. A generous double bedroom, uPVC double glazed to the side boasting a sunny southerly aspect, radiator, TV point, telephone point. Panel door to airing cupboard housing mains gas fired boiler, slatted shelving. Panel door from the master bedroom leads to

**EN-SUITE SHOWER ROOM:** 5'9 maximum x 7'7 maximum. A modern white suite comprising low level WC, pedestal wash basin over cupboard, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over, uPVC double glazed window to the front, shaver point, heated towel rail, extractor fan.

**BEDROOM TWO:** 9'4 maximum x 9'7 maximum. A second double bedroom enjoying a light dual aspect with uPVC double glazed window to the front boasting a westerly aspect, uPVC double glazed window to the side overlooks the main garden, radiator. Panel doors lead to fitted wardrobe cupboard space.



**BEDROOM THREE:** 9'9 maximum x 8' maximum. A small third double bedroom, uPVC double glazed window to the side overlooks the main garden, radiator. Double doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 7' maximum x 5'6 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, heated towel rail, shaver point, uPVC double glazed window to the front, extractor fan.

#### **OUTSIDE:**

The property fronts on to a traffic free walkway and pleasant streamside scene. There is a portion of front garden enclosed by wrought iron railings and laid to flowerbed, paved pathway leads to storm porch with outside light.

The **MAIN GARDEN** is situated at the side of the property and measures 21'4 in depth x 19'1 in width. This pleasant garden is arranged for low maintenance purposes and laid to paved patio and stone chippings. It is enclosed by brick walls and panel fencing and offers a very good degree of privacy, outside tap, a variety of raised flowerbeds and borders, rainwater harvesting butt.

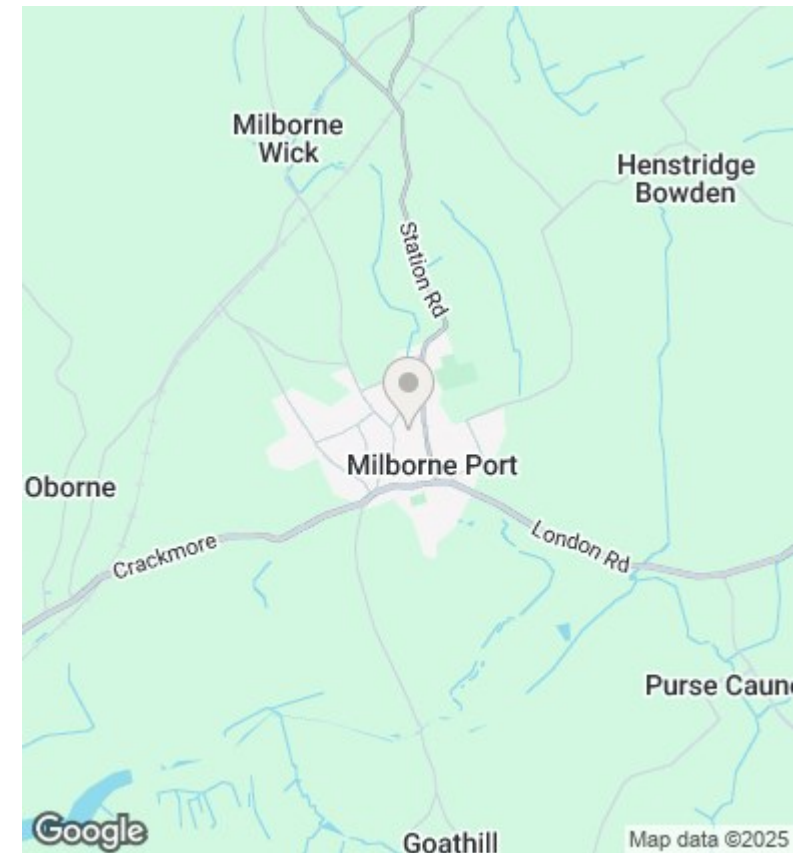
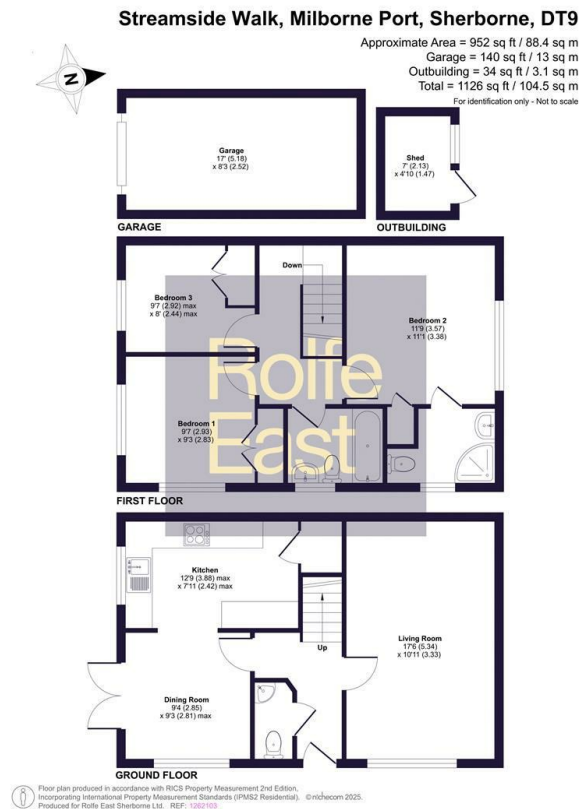
**DETACHED TIMBER SHED:** 7' x 4'10. Electric connected, shed provides space for upright freezer and tumble dryer. Timber gate gives access to shared walkway leading to the parking area. This property comes with **ONE ALLOCATED PARKING SPACE** and a single garage in a block nearby.

**SINGLE GARAGE:** 18' in depth x 8'3 in width. Metal up and over garage door, rafter storage above, fitted workbench and shelves.









## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(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