Rolfe East

St. Pauls Green, Sherborne, DT9 4DY

Guide Price £249,950

- SPACIOUS MODERN MID TERRACE HOUSE.
- PRIVATE DRIVEWAY PARKING FOR 2 CARS OR MORE.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT REAR.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- POPULAR CUL-DE-SAC RESIDENTIAL ADDRESS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SCOPE TO EXTEND AT REAR (subject to the necessary planning permission).
- LARGE SOUTH FACING PRIVATE REAR GARDEN.
- THREE GENEROUS BEDROOMS.
- SHORT WALK TO COUNTRYSIDE AT NEARBY QUARR NATURE RESERVE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

Redlands St. Pauls Green, Sherborne DT9 4DY

‘Redlands’ is a modern, deceptively spacious, mid terraced house with a generous level rear garden boasting a sunny south-facing aspect. The house is located in a popular residential address a short walk to Sherborne town centre and mainline railway station to London Waterloo. The accommodation enjoys good levels of natural light. There is a large, private driveway area at the front providing off road parking for 2 cars or more. It offers superb scope for extension or reconfiguration of the existing accommodation, subject to the necessary planning permission. The well laid out, flexible accommodation enjoys good levels of natural light from a sunny southerly aspect at the rear. It is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The accommodation briefly comprises entrance reception hall, sitting room / dining room, kitchen / dining room and ground floor WC / cloakroom. On the first floor, there is a landing area, three generous bedrooms and a family bathroom. There are lovely countryside views at the rear beyond neighbouring properties. It is a very short walk to the stunning, historic town centre of Sherborne 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, two Sherborne Castles 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’ – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS SPACIOUS HOME MUST BE VIEWED TO BE FULLY APPRECIATED.

3 2 1 C

Council Tax Band: C

Storm porch with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 14’ maximum x 6’2 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, radiator, oak effect flooring. Panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 16’3 maximum x 13’1 maximum. A generous main reception room, uPVC double glazed window to the rear overlooks the rear garden, uPVC sliding double glazed patio doors open onto the rear garden boasting a sunny south facing aspect, radiator, TV point, telephone point.

KITCHEN / DINING ROOM: 9’11 maximum x 13’5 maximum. Another generous ground floor room, a range of contemporary kitchen units comprising oak effect laminated worksurface and surrounds, ceramic sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and slimline dishwasher, space for electric oven, space for under counter fridge, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, uPVC double glazed window to the front, wall mounted gas fired boiler, radiator.

GROUND FLOOR WC / CLOAKROOM: 5’9 maximum x 2’9 maximum. Low level WC, wall mounted wash basin, radiator, oak effect flooring, uPVC double glazed window to the front.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 12’10 maximum x 6’4 maximum. Radiator. Door leads to airing cupboard with lagged hot water cylinder and immersion heater, slatted shelving. Ceiling hatch and loft ladder leads to boarded loft space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12’3 maximum x 9’6 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator.

BEDROOM TWO: 13’9 maximum x 9’7 maximum. A second generous double bedroom, radiator, uPVC double glazed window to the rear boasting a sunny southerly aspect with views to countryside beyond neighbouring properties.

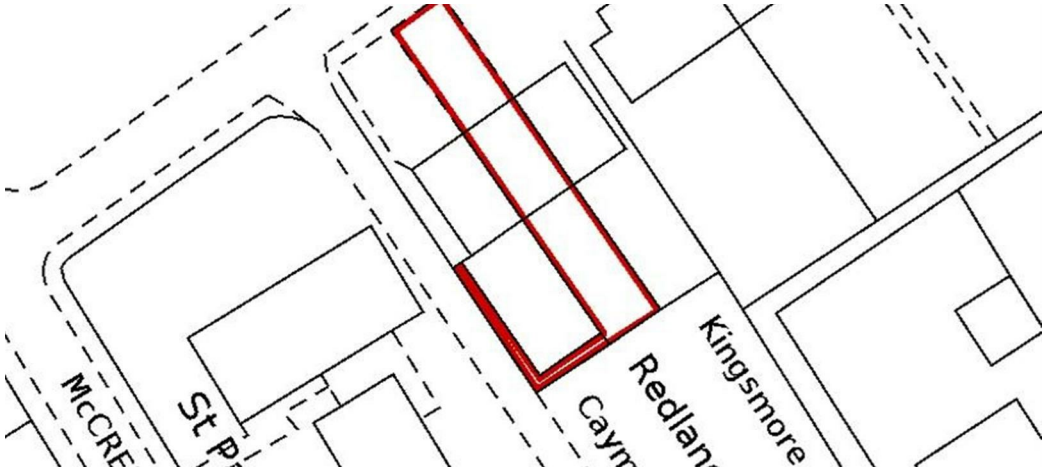
BEDROOM THREE: 7’7 maximum x 6’4 maximum. uPVC double glazed window to the rear boasts a sunny southerly aspect with views to hills and countryside beyond neighbouring properties, radiator.

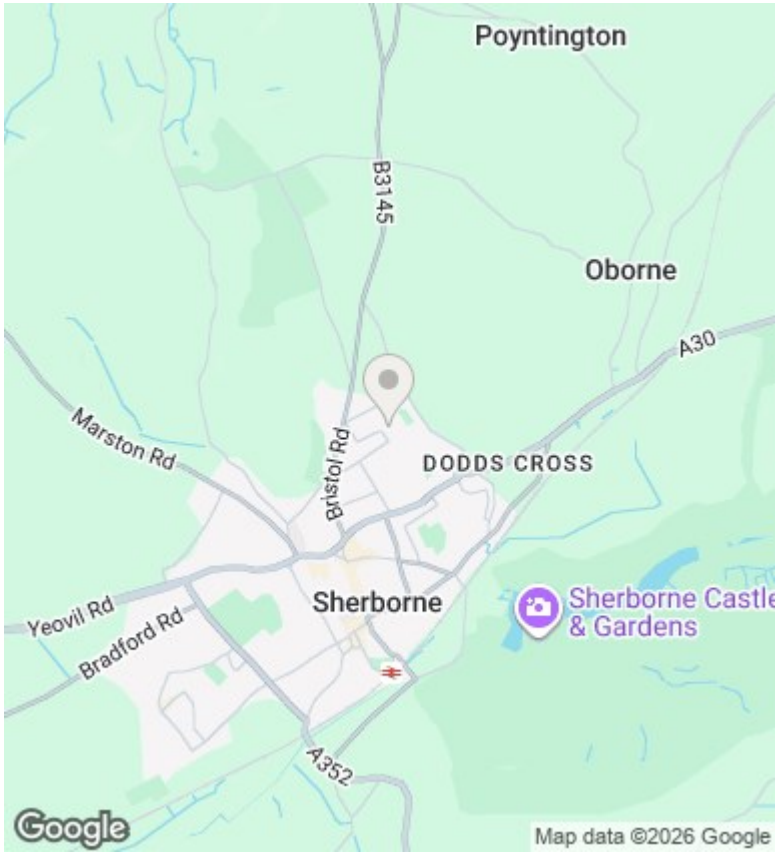
FAMILY BATHROOM: 5’7 maximum x 6’4 maximum. A modern white suite comprising low level WC, wash basin, panel bath with electric shower over, shower rail, tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window to the front, extractor fan, shaver point.

OUTSIDE:
At the front of the property a dropped curb gives private vehicular access to a driveway providing off road parking for 2 or more cars. Storm porch with outside lighting, area to store recycling containers and wheelie bins. Shared side pathway gives access to the rear garden.

The MAIN GARDEN is situated at the rear of the property and measures 42’9 in length x 18’ in width. This rear garden is level

and laid mainly to lawn boasting a large paved patio seating area. It enjoys a sunny southerly aspect and a good degree of privacy. The rear garden is enclosed by timber panel fencing, outside lighting, a variety of raised flowerbeds and borders, timber garden shed.


Kingsmore
Redlan
McCRE
St P



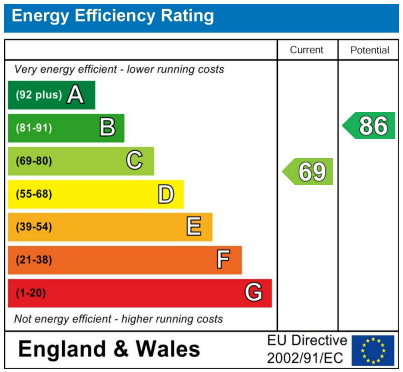
Directions

Viewings

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

Council Tax Band

C



80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/