Rolfe East







Simons Road, Sherborne, DT9 4DN

Price Guide £199,950

- MATURE PERIOD MID-TERRACE THREE BEDROOM HOUSE.
- DRIVEWAY PARKING FOR ONE TO TWO CARS AT THE FRONT.
- GROUND FLOOR BATHROOM PLUS UTILITY ROOM.
- SHORT WALK TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- POPULAR RESIDENTIAL ADDRESS A SHORT WALK TO TOWN CENTRE.
- EXCELLENT DECORATIVE ORDER THROUGHOUT.
- EXCELLENT FLOW OF NATURAL LIGHT.
- LARGE LEVEL REAR GARDEN MEASURING 101' IN LENGTH.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO NEARBY NATURE RESERVE AND CONVENIENCE STORE.

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8 Simons Road, Sherborne DT9 4DN

'8 Simons Road' is a period, mature, terraced house situated in a sought-after residential address, a short walk to the historic town of Sherborne and the mainline railway station to London Waterloo. There is a private driveway providing off road parking for one to two cars at the front. The property occupies a generous, level plot with a large, level rear garden (100') offering a good degree of privacy and a sunny aspect. The house is enhanced by mains gas fired radiator central heating and also benefits from uPVC double glazing. The property is presented in excellent decorative order throughout. The well-arranged accommodation boasts excellent levels of natural light from a sunny aspect with large windows. It comprises sitting room / dining room, kitchen, utility room and ground floor bathroom. On the first floor, there is a landing area and three generous bedrooms. The are great walks from nearby the front door at the Quarr Nature Reserve as well as a short walk to the picturesque, historic town of Sherborne with its 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 project for those aspiring couples or first buyers or more mature buyers looking to retire in to the town. It also may be of interest to the buy-to-let market or holiday letting investors.

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Council Tax Band: B





Pathway leads to front door. Concrete hard standing provides off-road parking for one car giving a depth of 15 feet from the pavement. Double glazed front door leads to

SITTING ROOM / DINING ROOM: 13'4 maximum x 15'2 maximum. Staircase rises from the sitting room to the first floor, door leads to understairs storage cupboard space. uPVC double glazed window to the front, enjoying a sunny westerly aspect. Radiator with decorative cover, wall mounted electric fire. Pine panel door leads to the

KITCHEN: 8'6 maximum x 9'10 maximum. A range of panelled Shaker-style kitchen units comprising laminated work surface, inset stainless steel sink bowl and drainer unit, mixer tap over. Inset stainless steel mains gas hob with stainless steel electric oven under. A range of drawers and cupboards under. Recess provides space for upright fridge freezer. A range of matching wall mounted cupboards with under unit lighting. Stainless steel splashback, wall mounted cooker hood extractor fan, glazed display cabinet. Decorative tiled surrounds and floor. Radiator with decorative cover. Entrance leads to

UTILTY ROOM: 5'7 maximum x 4'10 maximum. Laminated work surface, space and plumbing for washing machine and tumble dryer under. Matching wall mounted cupboards, tiled surrounds and floor. Double glazed oak door to the rear courtyard. uPVC double glazed window to the rear. Pine panel door leads from the kitchen to the

GROUND FLOOR BATHROOM: 7'4 maximum x 4'10 maximum. A modern white suite comprising fitted low level WC, wash basin over storage cupboard, mixer tap over, panelled bath with folding glazed shower screen, wall mounted mains shower over, shower boarded surrounds, 2 uPVC double glazed windows to the rear, extractor fan, tiled floor, heated towel rail, cupboard houses Worcester Bosch mains gas fired combination boiler.

Staircase rises from the sitting room to the first floor. First floor landing, multi-pane window to the rear overlooks the rear garden. Pine panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 9'5 maximum x 9'10 maximum. A double bedroom, radiator, double glazed window to the rear overlooks the rear garden.

BEDROOM TWO: 10' maximum x 8'9 maximum. Double glazed window to the front. Moulded skirting boards and architraves. Moulded dado rail. Door leads to fitted wardrobe cupboard space. Pine panel door from bedroom two leads to

BEDROOM THREE: 9'11 maximum x 6'1 maximum. Double glazed window to the front, radiator. Moulded skirting boards and architraves.

OUTSIDE: At the front of the property, a front pathway leads to the front door. Concrete hard standing and dropped curb gives vehicle access to a private driveway, providing off-road parking for one to two cars, giving a depth of 15' from the pavement.

Immediately at the rear of the property there is a concrete courtyard measuring 8'6 maximum x 4'11 maximum. Timber gate gives access to shared pathway at the rear. Entrance leads to the

MAIN REAR GARDEN: 101' in length maximum x 17'1 in width. This huge level rear garden is enclosed by timber fencing and mature hedges. It is laid to astroturf and benefits from a timber

decked patio seating area. Two outside storage sheds, area laid to stone chippings. Timber gate to the rear to shared pathway.






CHILL OUT ZONE



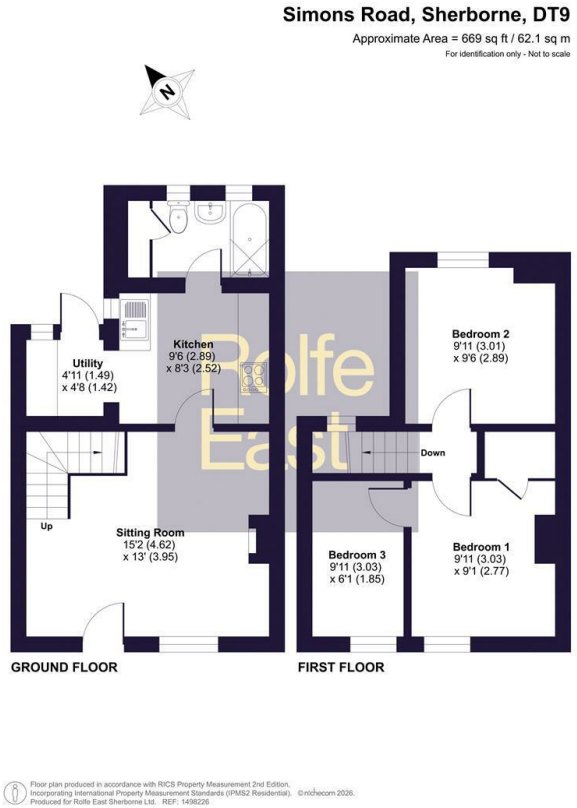







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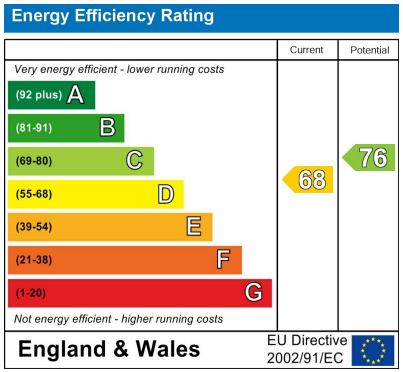
Directions

Viewings

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

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