

Rolfe East



Stafford Road, Sherborne, DT9 4FA

Asking Price £249,950

- MODERN THREE BEDROOM MID TERRACE HOUSE.
- VIEWS OF COUNTRYSIDE BEYOND NEIGHBOURING PROPERTIES AT THE REAR.
- REPLACEMENT FLOORING.
- SUPERB EPC RATING - BAND B!
- POPULAR RESIDENTIAL ADDRESS.
- ALLOCATED PARKING SPACE FOR ONE CAR AT THE REAR.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- LEVEL REAR GARDEN BOASTING SUNNY SOUTHERLY ASPECT.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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4 Stafford Road, Sherborne DT9 4FA

'4 Stafford Road' is a very well-presented, modern, terraced house situated in a very popular residential address on the western fringe of Sherborne, a short walk to the town centre and mainline railway station to London Waterloo. The property boasts a level, enclosed rear garden enjoying a sunny south easterly aspect. It benefits from allocated parking for one car at the rear. The property is enhanced by a mains gas-fired radiator central heating system and double glazing. The well-arranged accommodation boasts good 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, three 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 PROPERTY MUST BE VIEWED TO BE APPRECIATED.



Council Tax Band: C



Paved pathway to front door, outside light. Double glazed front door to

ENTRANCE RECEPTION HALL: 8'8 maximum x 6'7 maximum. A useful greeting area providing a heart to the home, timber effect Amtico flooring, radiator, staircase rises to the first floor. Doors lead off to the ground floor rooms.

SITTING ROOM: 14'4 maximum x 11'10 maximum. A generous main reception room, double glazed window to the front, radiator, timber effect Amtico flooring. Panel door leads to understairs cupboard space. Further panel door leads to

KITCHEN DINING ROOM: 15'2 maximum x 9'8 maximum. A range of modern fitted kitchen units comprising stone effect laminated worksurface, decorative tiled surrounds, composite sink bowl with drainer unit, mixer tap over, space and point for gas and electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for fridge freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, wall mounted gas fired combination boiler, timber effect Amtico flooring, radiator, double glazed window to the rear, double glazed French doors open onto the rear garden boasting a sunny south easterly aspect.

Panel door from the entrance hall leads to

CLOAKROOM / WC: 3'3 maximum x 5'7 maximum. Fitted low level WC, wash basin over storage cupboard, tiled splashback, ceramic tiled floor, chrome heated towel rail, double glazed window to the front.

Staircase rises from the entrance hall to the first floor landing,

ceiling hatch to boarded loft space. Panel door leads to landing cupboard. Panel doors lead off the landing to first floor rooms.

BEDROOM ONE: 15'3 maximum x 9'5 maximum. A generous double bedroom, two uPVC double glazed windows to the front, radiator, door leads to fitted wardrobe cupboard space.

BEDROOM TWO: 8'11 maximum x 7'7 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden boasting views to countryside beyond neighbouring properties and a sunny south easterly garden, radiator.

BEDROOM THREE: 7'10 maximum x 6'1 maximum. Double glazed window to the rear enjoying views beyond neighbouring properties, radiator.

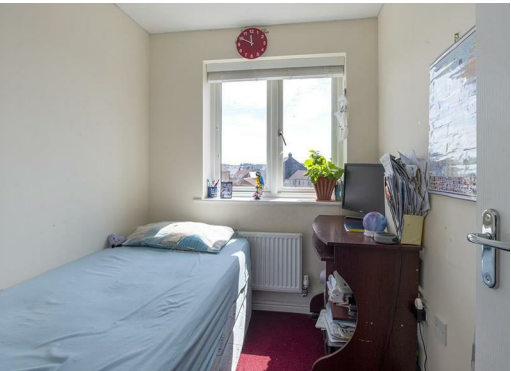
FIRST FLOOR FAMILY BATHROOM: 5'10 maximum x 6' maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, panel bath with glazed shower screen, wall mounted mains shower tap arrangement over, tiled walls and floor, chrome heated towel rail, illuminated di-mister mirror, shaver point, extractor fan.

OUTSIDE:

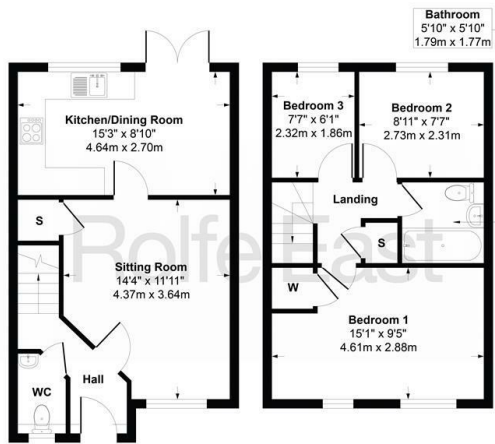
At the front of the property there is a portion of front garden laid to astroturf. Paved pathway leads to front door with outside light.

At the rear of the property lies the **MAIN REAR GARDEN** measuring 21'2 in depth x 16'3 in width. This level rear garden is laid to lawn and enclosed by timber panel fencing, small, paved patio seating area, outside light, timber garden shed. The rear garden boasts a sunny south easterly aspect. Gate at the rear of the garden gives access to a parking area where there is **ONE ALLOCATED PARKING SPACE**.





Stafford Road, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 735 sq. ft / 68.31 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) A		97
(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