

# Rolfe East



**Amors Drove, Sherborne, DT9 4ER**

Guide Price £335,000

- PRECEDENT-SETTING CONDITION AND STYLE! FULLY RENOVATED AND UPGRADED.
- DOUBLE-FRONTED END OF TERRACE HOME WITH THREE GENEROUS BEDROOMS.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR ONE CAR.
- LOW MAINTENANCE LEVEL REAR GARDEN OFFERING GOOD PRIVACY.
- EXCELLENT NATURAL LIGHT FROM DUAL ASPECTS AND SUNNY WEST-TO-EAST ASPECT.
- TASTEFUL NEW KITCHEN AND DECORATION THROUGHOUT PLUS MORE.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE MASTER DOUBLE BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- COUNTRYSIDE WALKS FROM NEARBY THE FRONT DOOR.

# 11 Amors Drove, Sherborne DT9 4ER

SIMPLY STUNNING! '11 Amors Drove' is a simply lovely, double-fronted, modern, end-of-terrace house (1199 square feet) situated in a popular residential address, a short walk to Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property benefits from a generous, level rear garden arranged for low maintenance purposes, offering a good degree of privacy and enjoying an easterly aspect. The property has been completed remodelled and designed with stylish new kitchen and decoration throughout. It benefits from mains gas fired radiator central heating and double glazing with fitted plantation shutters. The property has a single garage and driveway parking for one car. The spacious accommodation boasts an excellent level of natural light from a bright west-to-east aspect and dual aspects. It comprises entrance reception hall, sitting room, open-plan kitchen/dining room, utility room and a ground floor WC / cloakroom. On the first floor, there is a landing area, large master double bedroom with dual aspect, dressing area and en-suite shower room, two further decent bedrooms and a family bathroom. There are superb walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The house is a short walk to the centre of Sherborne town 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 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: D



Double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 7' maximum x 6' maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, radiator, staircase rises to the first floor. Panel doors lead off the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 19'2 maximum x 10'3 maximum. A beautifully presented main reception room enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect, fitted plantation shutters, double glazed double French doors overlook the main rear garden, contemporary wall mounted electric fire, radiator, TV point, telephone point.

**KITCHEN / DINING ROOM:** 18'5 maximum x 11'11 maximum. A beautifully presented open-plan living space enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect, fitted plantation shutters, double glazed window to the rear overlooks the rear garden, radiator, ceramic floor tiles, moulded skirting boards and architraves, inset feature ceiling lighting, an extensive range of stylish contemporary replacement kitchen units comprising solid quartz worksurface and surrounds, inset stainless steel one and a half sink bowl, mixer tap over, inset Bosch electric induction hob with quartz splashback, electric oven under, a range of drawers and cupboards under, ambient plinth lighting, integrated dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboard with under unit lighting, wall mounted cooker hood extractor fan. Panel door leads to

**UTILITY ROOM:** 6'2 maximum x 6'6 maximum. Solid quartz worksurface with quartz surrounds, stainless steel sink bowl, decorative tiled surrounds, fitted cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards, wall mounted cupboard houses mains gas fired combination boiler, radiator, ceramic floor tiles, double glazed stable door leads to the rear garden, inset ceiling lighting. Panel door leads to

**GROUND FLOOR WC / CLOAKROOM:** 4'10 maximum x 3'1 maximum. Fitted low level WC, worksurface with cupboard under, wash basin over storage cupboard, tiled splash back, chrome heated towel rail, ceramic floor tiles, extractor fan.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 12' maximum x 6'6 maximum. Moulded skirting boards and architraves, double glazed window to the rear overlooks the rear garden, radiator, ceiling hatch to boarded loft space. Panel door leads to airing cupboard, slatted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'6 maximum x 10'4 maximum. A huge main double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny south westerly aspect, fitted plantation shutters, double glazed window to the rear overlooks the rear garden, two radiators, moulded skirting boards and architraves, TV point, dressing room area with extensive fitted wardrobe cupboards. Panel door leads to

**EN-SUITE SHOWER ROOM:** 7'4 maximum x 4'3 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed double size shower cubicle with wall mounted mains shower over, tiled walls and floor, extractor fan, radiator, inset feature ceiling lighting.

**BEDROOM TWO:** 10'9 maximum 9'3 maximum. A second generous double bedroom, double glazed window to the front boasting a sunny south westerly aspect, fitted plantation shutters, radiator, moulded skirting boards and architraves, sliding doors lead to fitted wardrobe cupboard space.

**BEDROOM THREE:** 9' maximum x 5'7 maximum plus wardrobe recess, full height sliding doors lead to fitted wardrobe cupboard space, double glazed window overlooks the rear garden, radiator, moulded skirting boards and architraves.

**FAMILY BATHROOM:** 7'2 maximum x 6'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, tiled walls and floor, radiator, double glazed window to the front, extractor fan, inset ceiling lighting.

**OUTSIDE:**

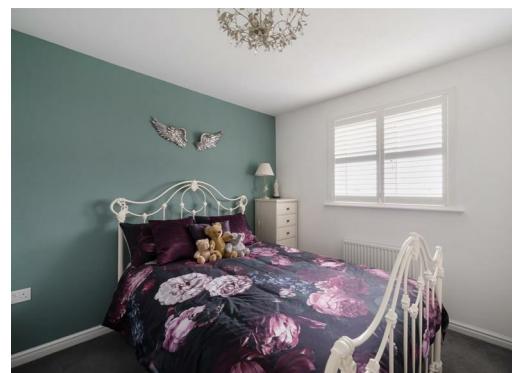
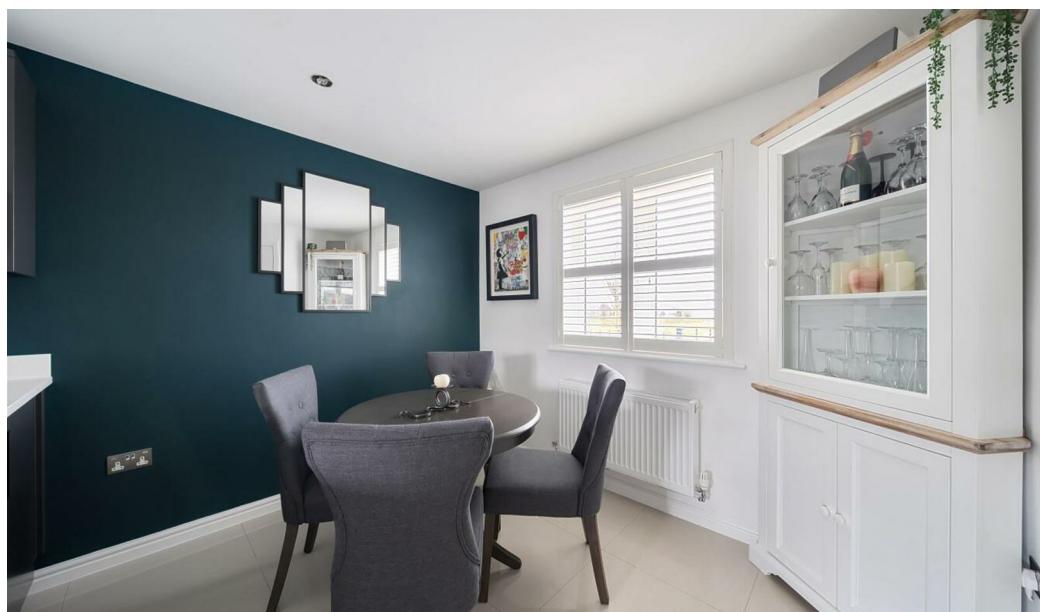
At the front of the property a paved pathway leads to storm porch. There is a portion of front garden laid to slate chippings enclosed by wrought iron railings.

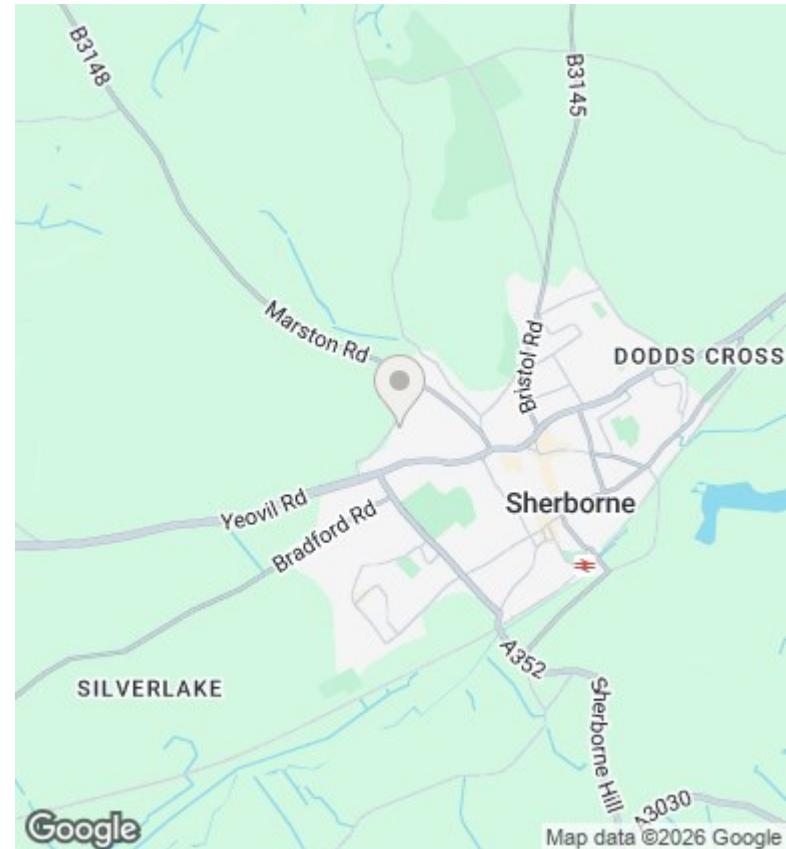
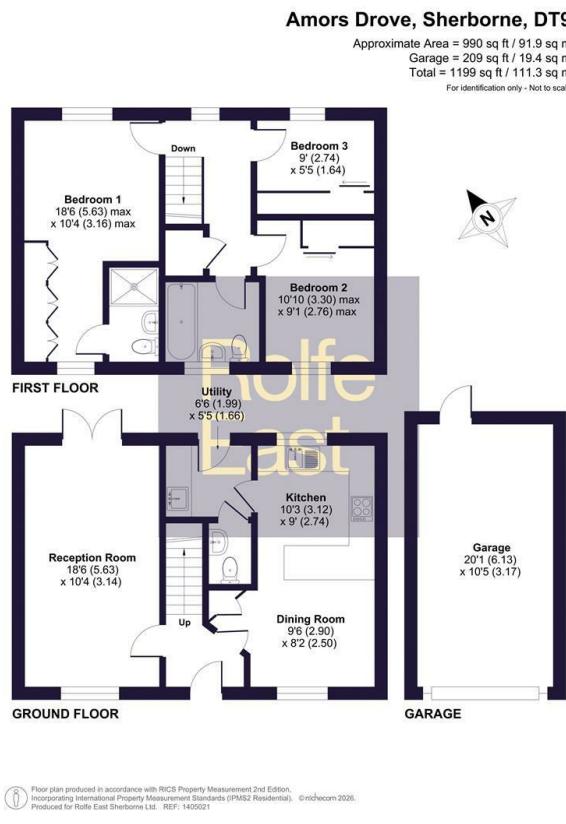
The **MAIN GARDEN** is situated at the rear of the property and measures 19'10 in depth x 28'5 in width. This level rear garden is arranged for low maintenance purposes and laid to an Indian sandstone patio, a portion of easy lawn. It is enclosed by timber panel fencing, outside power point, outside tap, outside lighting. Double glazed personal door from the garden gives access to the

**GARAGE:** 20'5 in depth x 10'4 in width. Automatic up-and-over garage door, light and power connected, rafter storage above. Personal door to the rear leads to the main garden.

**PARKING:** There is also parking for one car at the rear of the property.







## 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) A		
(81-91) B		
(69-80) C	78	83
(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