Rolfe East

Bristol Road, Sherborne, DT9 4HR

Asking Price £399,950

- SITUATED IN A SECRET 'TUCKED AWAY ' GATED ADDRESS!
- CONSERVATORY / GARDEN ROOM.
- GARAGE AND AMPLE DRIVEWAY PARKING.
- MUST BE VIEWED INTERNALLY.
- BEAUTIFULLY PRESENTED MODERN TWO BEDROOM DETACHED BUNGALOW (1181 sq ft).
- PRIVATE, LEVEL, SOUTH FACING GARDEN ENJOYING GOOD PRIVACY.
- A VERY RARE FIND IN SHERBORNE TOWN.
- TWO DOUBLE BEDROOMS - MASTER WITH EN-SUITE SHOWER ROOM.
- IN-TOTO DESIGNER KITCHEN, uPVC DOUBLE GLAZING AND GAS CENTRAL HEATING.
- ONLY A SHORT WALK TO SHERBORNE TOWN CENTRE AND WAITROSE STORE.

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

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

Lamborne Bristol Road, Sherborne DT9 4HR

‘Lamborne’ is a larger-than-expected (1181 square feet), detached bungalow situated in a secret, ‘tucked away’ location in a small, gated community, a short walk to Sherborne town centre and mainline railway station to London. The bungalow benefits from a level, private south facing rear garden providing quite the suntrap plus side garden. There is driveway parking for one to three cars leading to a single integral garage with automatic roller door. The bungalow offers deceptively spacious, well laid out, flexible accommodation extending to 1181 square feet plus the appeal of excellent levels of natural light from dual aspects and a sunny southerly aspect at the rear. It is heated by a mains gas fired radiator central heating system and also benefits from uPVC double glazing. The well laid out accommodation comprises entrance porch, entrance reception hall, sitting room / dining room, garden room, kitchen / breakfast room, master double bedroom with en-suite shower room, second double bedroom and a family shower room / WC. There are countryside and town centre walks from nearby the front door of the property – ideal as you do not have to put the children or the dogs in the car! It is a short walk to the vibrant, historic town centre of Sherborne with its superb boutique high street with cafes, 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 making London Waterloo directly reachable 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. The location of the property offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury.

2 2 2 C

Council Tax Band: D

Brick paved pathway leads to the front door. uPVC double glazed front door leads to

ENTRANCE PORCH / BOOT ROOM: 5'4 Maximum x 4'1 Maximum. uPVC double glazed windows to the front and side. Double glazed and panelled door leads to the entrance reception hall.

ENTRANCE RECEPTION HALL: 21'3 max x 11'11 max
A generous L-shaped reception hall providing a greeting area and heart to the home. Coved ceiling. Moulded skirting boards and architraves. Telephone point. Radiator. Ceiling hatch and loft ladder to loft storage space. Panel door leads to shelved linen cupboard with radiator. Panel doors lead off the entrance reception hall to main rooms.

SITTING ROOM / DINING ROOM: 18'10 max x 12'9 max
A beautifully presented, well-proportioned main reception room with period style fire surround and gas fire, paved hearth. Radiator. Moulded skirting boards and architraves. Coved ceiling. TV point, uPVC double glazed sliding patio doors lead to the garden room.

GARDEN ROOM: 10'9 x 13'3
uPVC double glazed construction. Light and power connected. uPVC double glazed windows to both sides and the rear overlooking the rear garden and enjoying a sunny southerly aspect, uPVC double glazed double doors lead to the rear garden, thermal top-down bottom- up blinds.

KITCHEN / BREAKFAST ROOM: 14' x 10'11
A beautiful, extensive range of in-toto kitchen units comprising timber effect laminated work surface. Decorative tiled surrounds. Inset ceramic one and half sink bowl and drainer unit with mixer tap over. Inset induction NEFF hob. Stainless steel NEFF electric, built in, eye level oven and grill. A range of drawers and cupboards under. Integrated washing machine. Integrated slimline dishwasher, integrated fridge and freezer. Feature extendable carousel corner units. A range of matching wall mounted cupboards with concealed lighting. Wall mounted stainless steel NEFF cooker hood extractor fan. Worcester gas fired boiler providing domestic hot-water and radiator central heating. uPVC double glazed window to the front. Inset feature ceiling lighting. Ceramic floor tiles. Radiator. Moulded skirting boards and architraves, coved ceiling. Double glazed stable door leads to the side of the property.

MASTER BEDROOM - 13'7 x 11'9
A generous double bedroom with uPVC double glazed window to the rear overlooking the rear garden enjoying a sunny southerly aspect. Radiator. Blackout blind. Moulded skirting boards and architraves. Coved ceiling, telephone point, TV point. Panel door leads to en-suite shower room.

EN-SUITE SHOWER ROOM: 8'3 Maximum x 4'8 Maximum.
A modern white suite comprising low-level WC, wash basin and vanity unit with drawers under, glazed shower cubicle with wall mounted mains shower over. Tiled walls. Radiator. Herringbone vinyl floor, shaver point. Extractor fan. uPVC double glazed windows to the side, coved ceiling, moulded skirting boards and architraves.

BEDROOM 2 - 8'9 x 14'1
A generous second double bedroom with coved ceiling. Moulded skirting boards and architraves. uPVC double glazed window to the front with fitted blinds. Radiator, double panel doors lead to built-in wardrobe cupboard space. Integral door leads to garage.

FAMILY SHOWER ROOM: 7'4 Maximum x 5'11 Maximum.
A fitted modern white suite comprising low-level WC, wash basin with cupboards under. Tiled walls. Wall mounted cupboards, double sized walk-in shower cubicle with electric shower, aqua board and tiling. uPVC double glazed window to the rear. Herringbone vinyl floor, radiator. Extractor fan. Shaver point, moulded skirting boards and architraves.

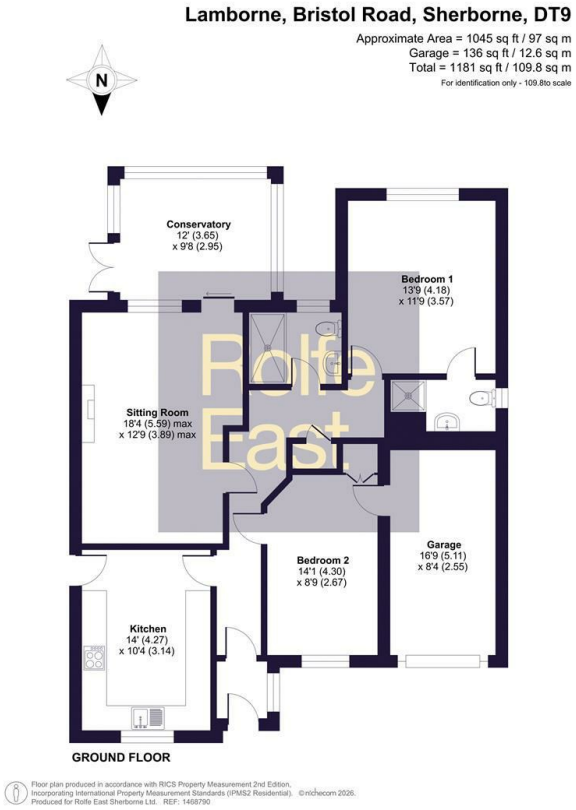
OUTSIDE
At the front of the property, automatic double timber gates give secure vehicular access to brick paved driveway for this bungalow and the

neighbouring property. The driveway provides ample parking for both properties. Driveway provides secure parking for several cars, security lighting, outside tap. Various portions of well-stocked flowerbeds enjoying a selection of plants and shrubs. Driveway leads to single attached garage.

SINGLE INTEGRAL GARAGE - 18'1 Maximum x 8'4 Maximum.
Automatic roller garage door. Light and power connected. Storage units comprising laminated work surface, drawers and cupboards under. Wall mounted cupboards. Integral door leads to bedroom two.

A timber gate on one side of the bungalow provides pathway access to the rear garden. One side area is laid to paving, providing ample space for storing wheelie bins. Concrete hardstanding for shed or greenhouse. Side access leads to rear garden.

REAR GARDEN - Length 26' Maximum x Width 52' Maximum.
This beautifully presented but manageable rear garden is laid mainly to lawn and benefits from a paved patio area. There are a variety of shaped flower beds and borders enjoying a selection of mature plants and shrubs. The rear garden is enclosed by timber panel fencing and enjoys a sunny southerly aspect and an excellent degree of privacy.



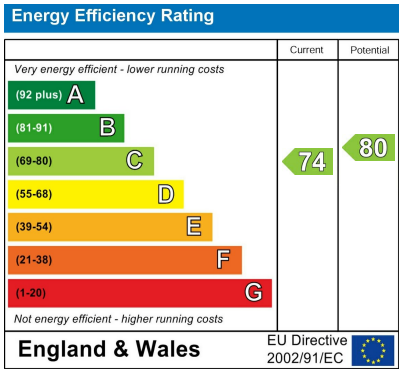
Directions

Viewings

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

Council Tax Band

D



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

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