

Rolfe East



Gunville Gardens, Sherborne, DT9 5FF

Price Guide £249,950

- BEAUTIFULLY PRESENTED MODERN TERRACED HOME WITH SINGLE GARAGE AND PARKING.
- LEVEL ENCLOSED PRIVATE WEST-FACING REAR GARDEN.
- FIRST FLOOR FAMILY BATHROOM AND GROUND FLOOR WC / CLOAKROOM.
- MUST BE VIEWED!
- EXCELLENT RESIDENTIAL ADDRESS A SHORT WALK TO GREAT VILLAGE AMENITIES.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.
- MODERN OPEN-PLAN LIVING SPACE.
- TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

5 Gunville Gardens, Sherborne DT9 5FF

'5 Gunville Gardens' is a beautifully presented, modern, terraced house with single garage and one allocated parking space. It is situated in a very sought-after residential address near the heart of this pretty Somerset with excellent amenities a short walk away and countryside dog walks from nearby the front door. There is a delightful, enclosed rear garden arranged for low maintenance purposes and enjoying a sunny westerly aspect. The house is enhanced by a mains gas-fired radiator central heating system and also benefits from uPVC double glazing. The well-arranged accommodation boasts excellent levels of natural light from a sunny east-to-west aspect. It comprises entrance reception hall, L-shaped open-plan sitting room/ dining room/ open plan kitchen and a ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, second generous double bedroom and a family bathroom. It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The picturesque, historic town of Sherborne is a short drive away and has a 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 drive 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 West Country home, cash buyers from the South East and London possible linked with the excellent local private schools.



Council Tax Band: B



Pathway to storm porch, outside light. Double glazed front door to

ENTRANCE RECEPTION HALL: 10'11 maximum x 3'5 maximum. A useful greeting area providing a heart to the home, radiator. Staircase rises to the first floor. Panel door leads to under stairs storage cupboard space. Doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 18'9 maximum x 11'7 maximum. A beautifully presented main reception area enjoying a light dual aspect with uPVC double glazed window to the front boasting an easterly aspect in the morning sun, two radiators, TV point. uPVC double glazed double French doors opening on to the rear garden boasting a westerly aspect in the afternoon sun. Large entrance leads to kitchen area providing a full through measurement of 21'1 maximum.

KITCHEN AREA: 11'11 maximum x 7'8 maximum. A range of fitted contemporary kitchen units comprising composite worksurface, inset stainless steel composite sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, integrated dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, inset ceiling lighting, radiator, uPVC double glazed window to the rear overlooks the rear garden.

Panel door from the entrance hall leads to

CLOAKROOM / GROUND FLOOR WC: 5'6 maximum x 3'5

maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing, uPVC double glazed window to the front, radiator, ceiling hatch to loft space. Panel door leads to shelved linen cupboard with electric heater.

Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 10'5 maximum x 11'6 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a westerly aspect, radiator. Panel door leads to

EN-SUITE SHOWER ROOM: 7'11 maximum x 4'7 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, chrome heated towel rail, shaver point, extractor fan.

BEDROOM TWO: 10'3 maximum x 11'4 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

FAMILY BATHROOM: 9'4 maximum x 6'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, chrome heated towel rail, uPVC double glazed window to the front, shaver point, bidet attachment.

OUTSIDE:

At the front of the property is a portion of garden laid to brick

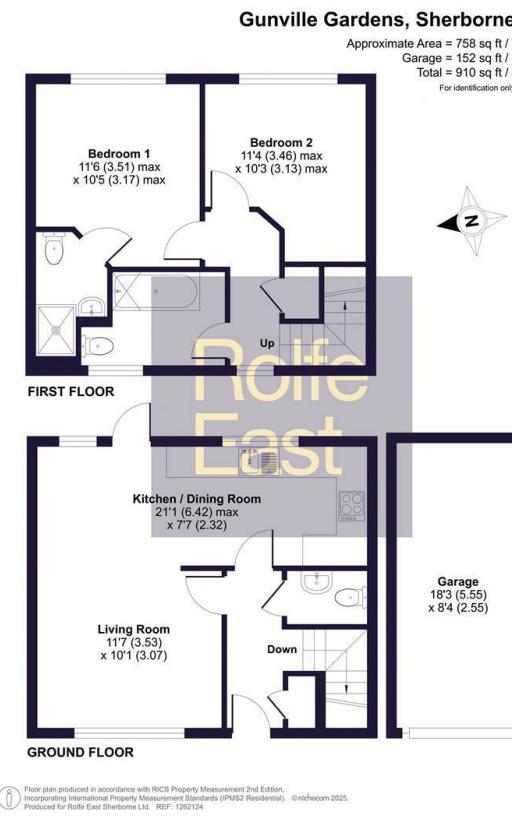
paving, storm porch, wrought iron railings, a variety of mature trees and shrubs, outside lighting.

The MAIN GARDEN is situated at the rear of the property and measures 16'9 in depth x 23'5 in width. The rear garden is arranged for low maintenance purposes and laid mainly to paving with borders laid to stone chippings, a variety of flowerbeds and borders including some mature plants, trees and shrubs, outside tap, outside light, timber garden storage unit and rainwater harvesting butt. Timber gate at the rear of the garden gives access to parking area.

This property comes with ONE ALLOCATED PARKING SPACE and a SINGLE GARAGE. The garage is to the left hand side of the property and measures 18'7 in depth x 8'4 in width, timber up and over garage door, light and power connected.







Directions

Viewings

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

Council Tax Band

B

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 91 |
| (81-91) | B | 78 |
| (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 |