

# Rolfe East



## Warren Way, Sherborne, DT9 4FS

Asking Price £285,000

- BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE.
- TWO DRIVEWAYS PROVIDING OFF ROAD PARKING FOR FOUR CARS.
- MASTER DOUBLE BEDROOM WITH EN-SUITE SHOWER ROOM.
- NO FURTHER CHAIN.
- LARGER-THAN-AVERAGE 46' LEVEL REAR GARDEN - EXCELLENT PRIVACY.
- VERY POPULAR RESIDENTIAL AREA.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- BACKING ON TO NON-ESTATE PROPERTIES.
- DOUBLE GLAZING AND MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# 41 Warren Way, Sherborne DT9 4FS

NO FURTHER CHAIN - DRIVEWAY PARKING FOR 4 CARS! LARGER-THAN-AVERAGE GARDEN! '41 Warren Way' is a very well-presented, modern, semi-detached 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 larger-than-average, level, enclosed rear garden measuring 46' depth x 21'10 width, enjoying a sunny aspect. It benefits from private driveway parking for two cars at the side. The property is enhanced by a mains gas-fired radiator central heating system and double glazing. The well-arranged accommodation boasts excellent levels of natural light from a sunny south westerly aspect at the front. It comprises entrance reception hall, sitting room, kitchen / dining room and a ground floor WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further 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 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 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. NO FURTHER CHAIN. QUICK SALE INVITED!



Council Tax Band: C



Paved pathway to front door with outside light leads to

**ENTRANCE RECEPTION HALL:** 9'4 maximum x 6'11 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, timber effect flooring, radiator. Panel door lead off to the ground floor rooms.

**SITTING ROOM:** 14'4 maximum x 12' maximum. A well-presented main reception room, double glazed window to the front boasting a sunny south westerly aspect, radiator, TV point. Panel door leads to understairs storage cupboard space. Panel door from the sitting room leads to the

**KITCHEN DINING ROOM:** 15'4 maximum x 9'7 maximum. A useful open-plan room, double glazed window to the rear overlooks the rear garden, double glazed double French doors opening onto the rear garden, an extensive range of contemporary gloss white kitchen units comprising granite worksurface and surrounds, inset stainless steel one and a half sink bowl with mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, integrated washing machine, fitted fridge and freezer, a range of matching wall mounted cupboards, stone splash back, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboard houses mains gas fired combination boiler, oak effect flooring, radiator, inset ceiling lighting.

Panel door from the entrance hall leads to the

**CLOAKROOM / WC:** 5'7 maximum x 3'3 maximum. Fitted low level WC, pedestal wash basin, tiled splash back, radiator, oak effect flooring, double glazed window to the front, inset ceiling lighting.

Staircase rises from the entrance hall to the first floor landing, ceiling hatch to loft area. Panel door leads to large storage cupboard space with slatted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 11'10 maximum x 9'6 maximum. A double bedroom, double glazed window to the front boasting a sunny south facing aspect, radiator, TV point. Mirrored doors to fitted wardrobe cupboard space. Panel door leads to fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 9'6 maximum x 6'4 maximum. A white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle, tiling to splash prone areas, wall mounted mains shower, double glazed window to the front, heated towel rail, tiled floor, extractor fan.

**BEDROOM TWO:** 9'2 maximum x 7'7 maximum. A second double bedroom, double glazed window to the rear overlooks the rear garden, radiator.

**BEDROOM THREE / OFFICE:** 7'9 maximum x 5'11 maximum. Double glazed window to the rear overlooks the rear garden with views extending to Quarr Nature Reserve beyond neighbouring properties, radiator.

**FIRST FLOOR FAMILY BATHROOM:** 6'3 maximum x 5'10 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, tiled floor, double glazed window to the side, inset ceiling lighting, extractor fan, heated towel rail.

## OUTSIDE:

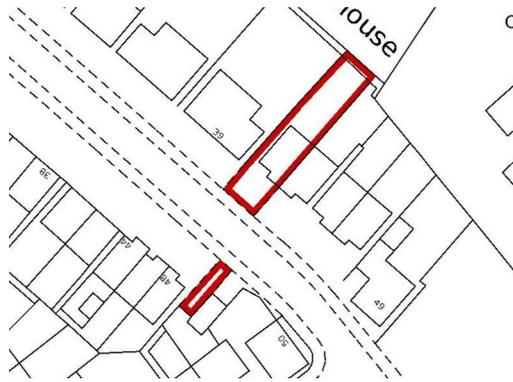
At the front of the property there is a **PRIVATE DRIVEWAY PARKING** area laid to brick paving measuring 18'5 in width x 21'5 in depth. This area provides parking for 2 cars. Paved pathway leads to the front door with outside light.

On the opposite side of the road there is a **SECOND PRIVATE DRIVEWAY** measuring 33'7 in depth x 8'10 in width. Providing off road parking for a further 2 cars.

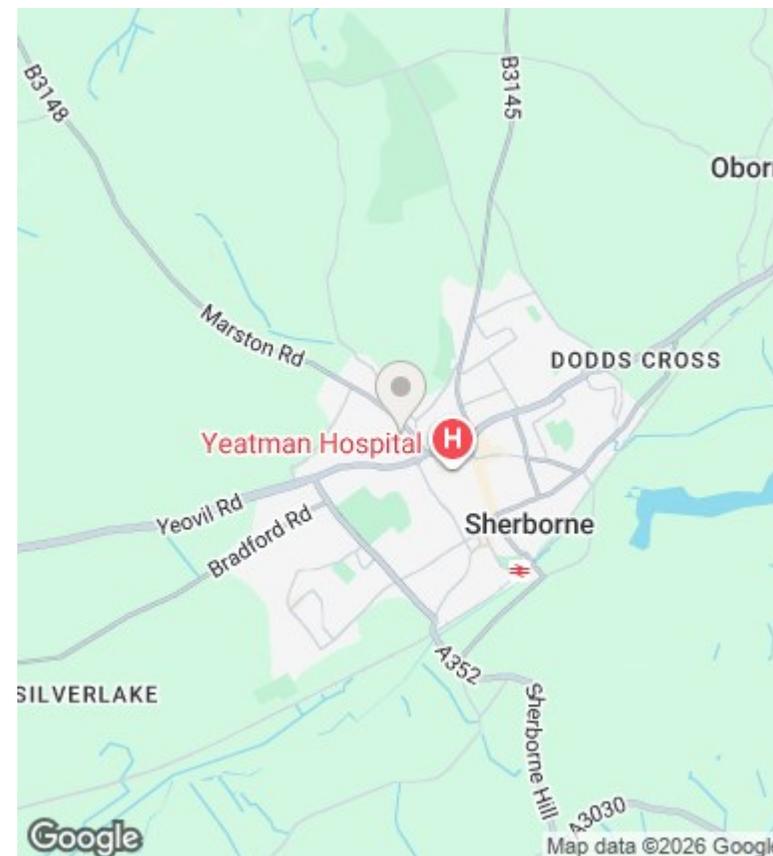
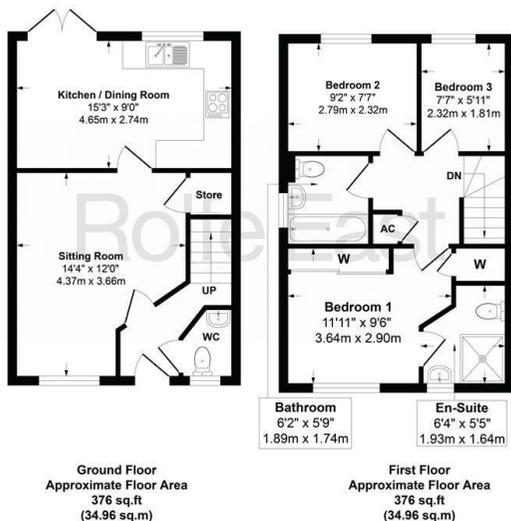
Timber side gate gives access to paved side area ideal for storing recycling containers and wheelie bins. Paved pathway leads to the

**MAIN REAR GARDEN:** 46' in depth x 21'10 in width. A beautifully landscaped, level, larger-than-average rear garden enjoying a good degree of privacy and enclosed by timber panel fencing, paved patio seating area with outside lighting and outside tap, timber shed, area to store recycling containers and wheelie bins, a variety of well stocked flowerbeds and borders including some mature plants and shrubs, areas of shaped lawn.





Warren Way, Sherborne, Dorset, DT9



## 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			96
(81-91) B		83	
(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	