

Rolfe East



20 Twelve Acres, Sherborne, Dorset, DT9 4FE

Offers In Excess Of £367,500

- STUNNING DOUBLE-FRONTED THREE BEDROOM DETACHED HOUSE.
- DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.
- ADJACENT TO PLAYING FIELD - IDEAL FOR CHILDREN!
- REMAINDER OF 10 YEAR NHBC AND EXCELLENT EPC RATING!
- SINGLE GARAGE AND DRIVEWAY PARKING.
- MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE SHOWER ROOM.
- TOP RESIDENTIAL ADDRESS ON FRINGE OF SHERBORNE.
- LOVELY WALLED SIDE GARDEN WITH EASTERLY AND SOUTHERLY ASPECTS.
- THREE DOUBLE BEDROOMS.
- SHORT WALK TO TOWN CENTRE AND RAILWAY STATION TON LONDON WATERLOO.

EXCELLENT EPC RATING! LOVELY WALLED GARDEN! ADJACENT TO A PLAYING FIELD - IDEAL FOR CHILDREN! 20 Twelve Acres is a beautifully presented, deceptively spacious, detached house situated in a very popular residential address a short walk to Sherborne town centre and mainline railway station to London Waterloo. There is a single garage and driveway parking at the side. There is also a generous, partially walled main garden at the side of the house enjoying easterly and southerly aspects and a good degree of privacy. The house is in excellent decorative order throughout and benefits from period-style double glazing and gas fired radiator central heating. The accommodation enjoys good levels of natural light from many dual aspects and comprises entrance hall, sitting room, kitchen / dining room, utility room and ground floor WC. On the first floor, there is a landing area, large master bedroom with dressing area and en-suite shower room, two further double bedrooms and a first-floor family bathroom. This property comes with the remainder of an NHBC. The property has countryside walks from nearby the front door as well as being within walking distance of the 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 drive to the mainline railway station making London Waterloo directly in just over two hours. The property is perfect for those aspiring family buyers seeking their ideal Sherborne home, couples cashing out of the South East and London market or cash buyers looking for their perfect West Country bolthole, potentially linked



Council Tax Band: E



to the wonderful selection of local schools. It may also be of interest to the residential letting, holiday letting or second home market. THIS STUNNING HOME HAS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Paved pathway leads to storm porch, outside security light, double glazed front door leads to entrance reception hall.

Entrance reception hall – 7'2 Maximum x 6'1 Maximum

A hall providing a greeting area and heart to the home, timber effect laminate flooring, radiator, staircase rises to first floor, telephone point, panelled doors lead off the entrance hall to the main ground floor rooms.

Sitting Room – 18'6 Maximum x 10'3 Maximum

A generous, beautifully presented main reception room enjoying a light dual aspect with double glazed window to the front and uPVC double glazed double French doors to the side opening on to the main garden, enjoying an easterly aspect, timber effect laminated flooring, two radiators, telephone point, TV point.

Kitchen Dining Room – 18'5 Maximum x 12' Maximum

A beautifully-proportioned open-plan kitchen dining room enjoying a light dual aspect with double glazed windows to the front and side, the side windows overlook playing fields and traffic-free walkway, timber effect laminated flooring, two radiators, an extensive range of contemporary panelled kitchen units, comprising timber effect laminated work surface and surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, inset stainless steel gas hob with stainless steel splash back, stainless steel electric oven and grill under, a range of drawers and cupboards under, integrated fridge and freezer, integrated dishwasher, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, inset LED lighting, timber effect laminate flooring. Panelled door leads to cupboard under the stairs, further panelled door leads from kitchen area to utility room.

Utility Room – 5'11 Maximum x 6'2 Maximum

Timber effect laminated work surface and surrounds, wall mounted gas fired combination boiler, fitted cupboards, space and plumbing for washing

machine and tumble dryer, timber effect laminate flooring, inset LED ceiling lighting, radiator, double glazed door to the rear. Panelled door from the utility room leads to downstairs WC.

Cloakroom - Fitted low level WC, wall mounted wash basin, tiled splashback, radiator, extractor fan.

Staircase rises from the entrance hall to the first-floor landing, double glazed window to the rear, radiator, ceiling hatch to loft storage space, panelled door leads to shelved linen cupboard, panelled doors lead off the landing to the main first floor rooms.

Master Bedroom – 18'6 Maximum x 10'5 Maximum

A generous master bedroom enjoying a light dual aspect with double glazed windows to the front and side. The side enjoys an easterly aspect and overlooks the main side garden, two radiators, TV point, sliding mirror doors lead to fitted wardrobe cupboard space, dressing area, panelled door leads to en-suite shower room.

En-suite Shower Room, – 7'2 Maximum x 3'10 Maximum

A contemporary white suit comprising low level WC, wash basin over cupboard, tiled splash back, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, extractor fan, chrome heated towel rail, inset LED ceiling lighting.

Bedroom Two – 9'10 Maximum x 10'8 Maximum

A generous second double bedroom enjoying a light dual aspect with double glazed windows to the front and the side, side window overlooks playing field and traffic free walkway and enjoys a westerly aspect, radiator.

Bedroom Three – 7'6 Maximum x 9'6 Maximum

A small third double bedroom, double glazed window to the side overlooks the playing fields and enjoys a westerly aspect, radiator.

First floor family bathroom – 6'5 Maximum x 6'5 Maximum

A contemporary white suite comprising low level WC, pedestal wash basin over cupboard, panelled bath, decorative tiled surrounds, chrome heated towel

rail, double glazed window to the front, extractor fan, shaver point, LED ceiling lighting.

Outside

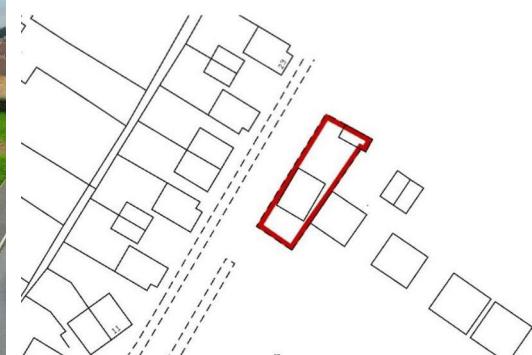
At the front of the property, there is a portion of front garden laid to stone chippings, a variety of mature shrubs, storm porch, outside security lighting. A dropped curb at the side of the property gives access to a private driveway providing off-road parking for 1 car, leading to a detached single garage.

Detached Single Garage - Measuring 19'4 in length by 9'8 in width, automatic metal up-and-over garage door, light and power connected, rafter storage above, double glazed personal door leads to the main rear garden.

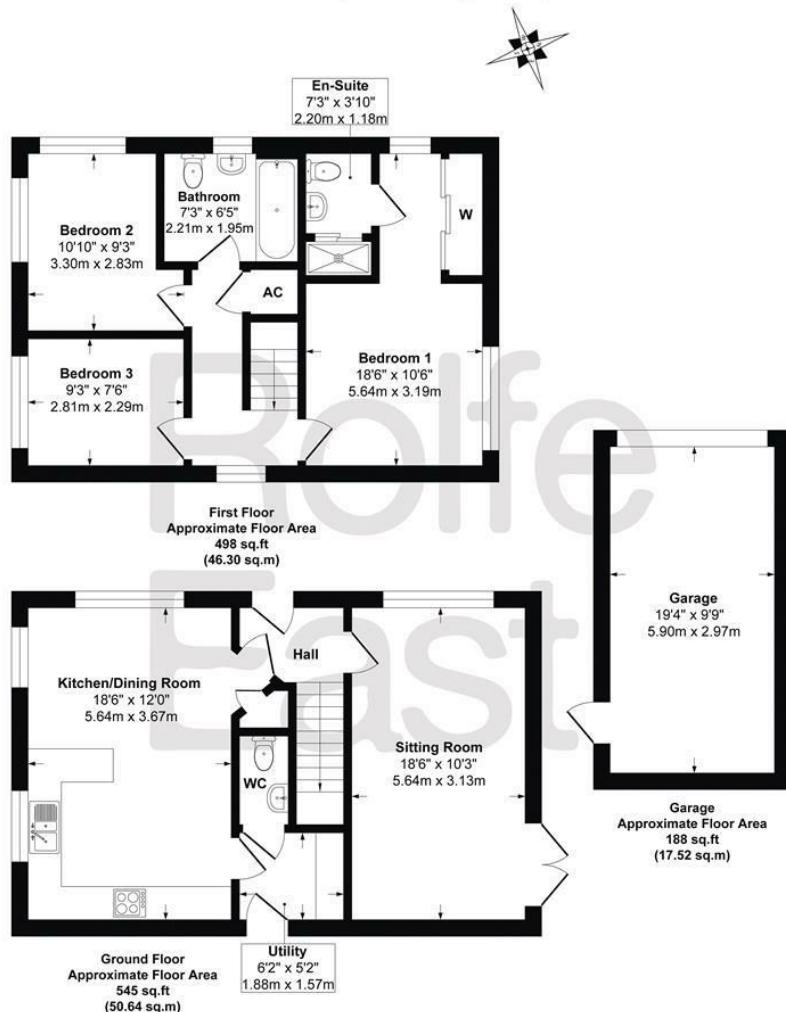
Timber gate from the driveway area gives access to the main side garden.

Main Side Garden - measuring 29'11 in length x 31'2 in width. This side garden enjoys an easterly aspect and is a good suntrap. It is laid mainly to lawn and has a paved patio area. The garden is partially walled, a variety of flower beds and borders laid to slate chippings, outside tap, outside light, drying area. Paved pathway leads to the rear of the garden where there is a storage area ideal for recycling containers and wheelie bins, timber gate gives access to the side of the property and to traffic-free walkway and playing field adjacent to the house.





Twelve Acres, Sherborne, Dorset, DT9



Viewings

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

Council Tax Band

E

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		