

Rolfe East



Kings Crescent, Sherborne, DT9 4HY

Guide Price £285,000

- MATURE EXTENDED SEMI-DETACHED HOUSE WITH THREE DOUBLE BEDROOMS.
- GENEROUS LEVEL GARDENS AT THE REAR AND SIDE.
- LARGE BOOT ROOM, OFFICE, UTILITY ROOM AND GROUND FLOOR WC.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- POPULAR RESIDENTIAL CUL-DE-SAC ADDRESS A SHORT WALK TO TOWN CENTRE.
- SCOPE FOR EXTENSION AND ADDITIONAL PARKING (subject to planning permission).
- FIRST FLOOR FAMILY BATHROOM.
- DRIVEWAY PARKING FOR ONE TO TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE AT QUARR NATURE RESERVE.

2 Kings Crescent, Sherborne DT9 4HY

'2 Kings Crescent' is a well-presented, extended, deceptively spacious, mature, semi-detached house situated in a choice residential cul-de-sac address a short walk to Sherborne town centre and mainline railway station to London Waterloo. The property boasts generous, level gardens at the rear and side, offering great scope for significant extension, subject to the necessary planning permission. A driveway provides private off road parking for one two cars with scope for more. 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 hall, sitting room, kitchen dining room, utility room with ground floor WC, pantry, large boot room and office. On the first floor, there is a landing area, three double bedrooms and a family bathroom. There are countryside walks from nearby the front door of the property at the Quarr Nature Reserve - ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, residential cul-de-sac address on the edge of this picturesque Dorset town. 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS SUPERB HOME MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: B



uPVC double glazed front door to entrance hall, staircase rises to the first floor. Pine panel door leads to

SITTING ROOM: 13'1 maximum x 12'11 maximum. uPVC double glazed windows to the front, painted panelling to dado height, radiator, fire surround with electric fire. Pine panel door leads to

INNER HALL: Entrance to understairs storage cupboard space. Doors lead off the further rooms.

KITCHEN BREAKFAST ROOM: 10'11 maximum x 11'2 maximum. A range of panelled shaker style kitchen units comprising laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, tiled surrounds, space and point for gas/electric oven, a range of drawers and cupboards under, space and plumbing for dishwasher, a range of matching wall mounted cupboards, space for upright fridge freezer, radiator, ceramic floor tiles, uPVC double glazed window to the rear overlooks the rear garden and boasts a sunny westerly aspect.

Door from inner hall leads to

UTILITY ROOM / WC: 8' maximum x 4'9 maximum. Fitted low level WC, laminated worksurface, inset stainless steel sink bowl and drainer unit, mixer tap over, tiled surrounds, cupboards under, space and plumbing for washing machine, wall mounted mains gas fired boiler, uPVC double glazed window to the rear.

uPVC double glazed door from the inner hall leads to

STUDIO / BOOT ROOM: 13'5 maximum x 15' maximum. Window to the side, light and power connected, laminated worksurface, fitted cupboards under, space for tumble dryer, space for upright

refrigerator, door to the front, door to the rear.

Panel door from utility room/boot room leads to

OFFICE: 9'3 maximum x 7'5 maximum. Two double glazed windows to the side, power connected.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: Ceiling hatch to loft space, uPVC double glazed window to the side. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'3 maximum x 9'11 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, sliding mirrored doors leading to fitted wardrobe cupboard space.

BEDROOM TWO: 10'11 maximum x 8'7 maximum. A second double bedroom, uPVC double glazed window to the rear enjoying a westerly aspect enjoying views across the garden, radiator.

BEDROOM THREE: 7'3 maximum x 8'1 maximum. uPVC double glazed window to the rear, radiator.

FAMILY BATHROOM: 8'1 maximum x 6'1 maximum. A modern white suite comprising low level WC, wash basin over cupboard, p-shaped panel bath with glazed shower screen over, wall mounted mains shower tap arrangement, uPVC double glazed window to the side, tiling to splash prone areas, extractor fan, chrome heated towel rail, shelved recess.

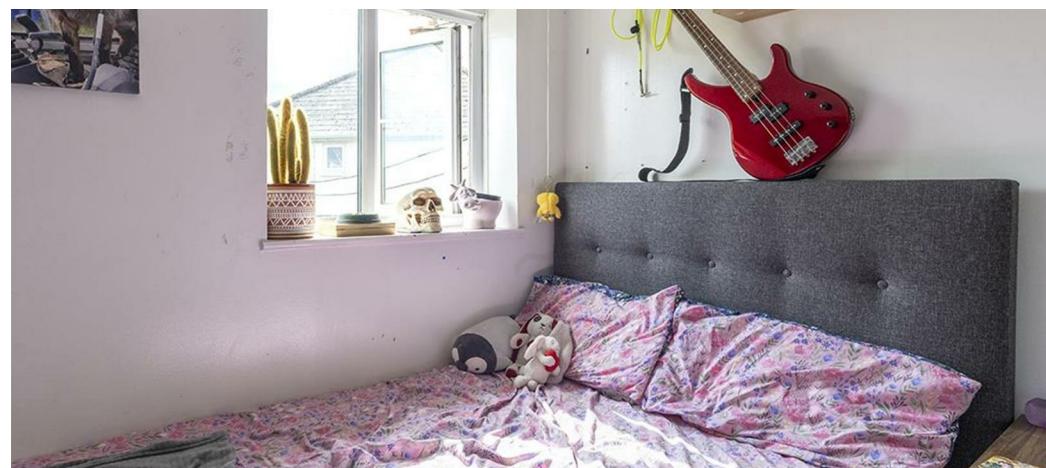
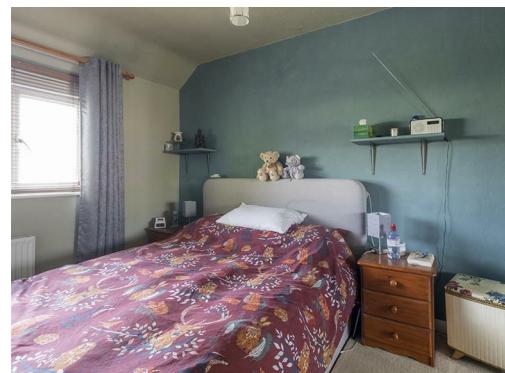
OUTSIDE:

This property occupies a generous, level plot with gardens at the front, side and rear. The front garden is laid mainly to paving and enclosed by mature hedges. There is a variety of well stocked flowerbeds and borders. Paved area provides off road parking for motorcycles and bikes and provides a space for recycling containers and wheelie bins. A dropped curb gives vehicular access to a private driveway providing off road parking for one car, security lighting, storm porch. Separate door leads to storeroom/boot room. Timber gate from the driveway area gives access to the

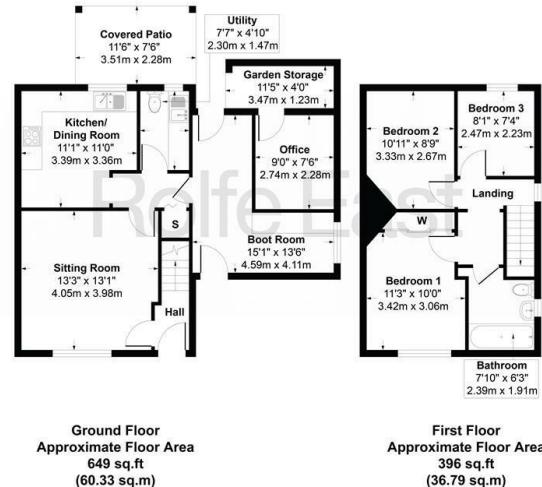
MAIN REAR GARDEN: 70' in depth x approximately 55' in width maximum. The rear garden boasts a sunny westerly aspect and is level laid mainly to lawn, outside lighting, outside tap, outside power point, lean-to garden shed, undercover timber decked patio area, a variety of well stocked flowerbeds and borders including some mature trees, fruit trees, plants and shrubs, detached timber garden shed.

SIDE GARDEN area is laid to stone chippings and houses a large, detached timber garden shed. This side garden area provides ample scope for extension or additional parking or garaging, subject to the necessary planning permission.





Kings Crescent, Sherborne, Dorset, DT9



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		
(81-91) B		
(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