

Rolfe East



Bede Street, Sherborne, DT9 3SD

Guide Price £625,000

- BRAND NEW ROOF! STYLISH THREE BEDROOM SEMI-DETACHED HOUSE.
- ONE OF THE MOST POPULAR ADDRESSES IN SHERBORNE - FOSTERS FIELD.
- GATED DRIVEWAY PARKING FOR 2-3 CARS PLUS SINGLE GARAGE.
- GENEROUS RECENTLY LANDSCAPED REAR GARDEN ENJOYING GOOD PRIVACY.
- NEW KITCHENS, BATHROOMS AND DECORATION THROUGHOUT.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING, uPVC PERIOD STYLE DOUBLE GLAZING.
- SUNNY SOUTHERLY ASPECT AT THE FRONT.
- BUILD BY AWARD-WINNING BUILDER C.G. FRY IN 2005.
- 'WOW-FACTOR' OPEN-PLAN KITCHEN DINING ROOM OPENING ON TO REAR GARDEN.
- SHORT WALK TO SHERBORNE CENTRE, WAITROSE AND RAILWAY STATION TO LONDON.

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8 Bede Street, Sherborne DT9 3SD

'8 Bede Street' is a simply stunning, period-style, semi-detached house situated in one of the most popular residential addresses in Sherborne – Fosters Field. It is a short, level walk to the local Waitrose store, historic town centre and mainline railway station to London Waterloo. The property stands in a generous plot and simply lovely, recently landscaped gardens with the beautiful, landscaped rear garden boasting an excellent degree of privacy and three patio seating areas. There is a gated, private driveway area providing off road parking for two to three cars, leading to a single garage. The property has countryside walks nearby at Purlieu Meadows, the two Sherborne Castles and the Quarr Nature Reserve – ideal as you do not need to put the children or the dogs in the car! There is free, unrestricted parking on the quiet road in front of the house. The property is heated by mains gas fired radiator central heating, a living flame gas fire and benefits from uPVC period style double glazing, including feature sash windows. Character features include excellent ceiling heights and period-style ceiling coving. The house has been the subject of much improvement including replacement stylish kitchen and much more. The well laid out accommodation is flexible and enjoys excellent levels of natural light from a sunny southerly aspect at the front. It comprises large entrance reception hall, sitting room, magnificent open-plan kitchen / dining room with further snug area off, utility room and ground WC / cloakroom. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous bedrooms and a family bathroom. This rare property is situated a short walk to 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, Sherborne's world-famous private schools and mainline railway station to London Waterloo.



Council Tax Band: E



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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Wrought iron gates give access to paved pathway and steps rising to storm porch. Double glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 17'7 Maximum x 4'11 Maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, period-style ceiling coving, oak effect laminate flooring, two radiators, staircase rises to the first floor, door leads to understairs storage cupboard space, panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 14'5 Maximum x 11'10 Maximum. A well-presented main reception room with period-tyle uPVC double glazed sash window to the front enjoying a sunny southerly aspect, fitted plantation shutters, moulded skirting boards and architraves, period-style ceiling coving, period-style stone fire surround and hearth, living flame gas fire, TV point, telephone point, radiator.

GROUND FLOOR CLOAKROOM / WC: 6'7 Maximum x 3'5 Maximum. Fitted low level WC, pedestal wash basin, tiled splashback, uPVC double glazed window to side, radiator, oak effect laminate flooring, moulded skirting boards and architraves, extractor fan.

OPEN-PLAN KITCHEN FAMILY ROOM: 22'4 Maximum x 18'10 Maximum. A superb open-plan, sociable living space opening on to the rear garden. This amazing room is split into three areas:

FAMILY AREA – Ceramic floor tiles, radiator, leading in to

DINING ROOM AREA – uPVC double glazed double French doors open on to the rear garden, fitted plantation shutters, two double glazed Velux ceiling windows to the rear, ceramic floor tiles, radiator, moulded skirting boards and architraves, TV point.

KITCHEN AREA – An extensive range of contemporary replacement kitchen units

comprising stone work surface, inset stainless steel sink bowl and mixer tap over, inset stainless steel four burner gas hob, decorative tiled surrounds, a range of drawers, pan drawers and cupboards under, two corner carousel units, integrated dishwasher, built-in stainless steel eye level electric oven and grill, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood / extractor fan, uPVC double window overlooks the rear garden, ceramic floor tiles, moulded skirting boards and architraves, inset feature ceiling lighting. Panel door from the kitchen area leads to the

UTILITY ROOM: 5'9 Maximum x 6'11 Maximum. A range of modern, fitted units comprising laminated work surface, decorative tiled surrounds, inset stainless sink bowl and drainer unit, mixer tap over, fitted cupboard under, space and plumbing for washing machine and tumble dryer, ceramic floor tiles, a range of matching wall mounted cupboards, radiator, wall mounted Worcester Bosch gas fired boiler, double glazed door to the side.

Staircase rises from the entrance hall to the first floor landing. uPVC double glazed stairwell window to the side, landing, moulded skirting boards and architraves, period-style ceiling coving, radiator, ceiling hatch to loft storage space, panel door to airing cupboard housing Joule pressurized sealed hot water cylinder and immersion heater, slatted shelving, panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 13'9 Maximum x 11'1 maximum. A generous double bedroom, radiator, moulded skirting boards and architraves, uPVC double glazed window to the rear overlooks the rear garden, telephone point, TV point, doors lead to fitted wardrobe cupboard space, panel door to

EN-SUITE SHOWER ROOM: 6'2 Maximum x 6'2 Maximum. A period-style white suite comprising low level WC, pedestal wash basin, double-sized glazed shower cubicle, wall mounted mains shower over, tiled to splash-prone areas, ceramic floor tiles, radiator, shaver point, inset ceiling lighting, extractor fan, uPVC double glazed window to the rear.

BEDROOM TWO: 14'1 Maximum x 10'6 Maximum. A second, generous double bedroom, uPVC double glazed period-style sash window to the front enjoying a sunny southerly aspect, fitted plantation shutters, moulded skirting boards and architraves, radiator, telephone point, doors lead to extensive fitted wardrobe cupboard space.

BEDROOM THREE: 6'10 Maximum x 9' Maximum. A generous third bedroom, uPVC double glazed period-style sash window to the front, enjoying a southerly aspect, moulded skirting board and architraves, radiator, TV point, telephone point.

FAMILY BATHROOM: 8'8 Maximum x 5'10 Maximum. A period-style white suite comprising low level WC, pedestal wash basin, panel bath with folding glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, radiator, shaver point, inset ceiling lighting, extractor fan, uPVC double glazed window to the rear.

OUTSIDE: At the front of the property, double wrought iron gates give access to a paved pathway and steps leading to a storm porch and the front door. There is a portion of front garden laid to stone chippings enclosed by wrought iron railings and a miniature natural stone wall.

A dropped curb from the road gives vehicular access via hardwood double gates to an enclosed driveway parking area for two to three cars. The driveway measures 36'3 x 11'1. This private driveway is laid to brick paving and provides an area to store recycling containers and wheelie bins. Outside lighting. Driveway leads to

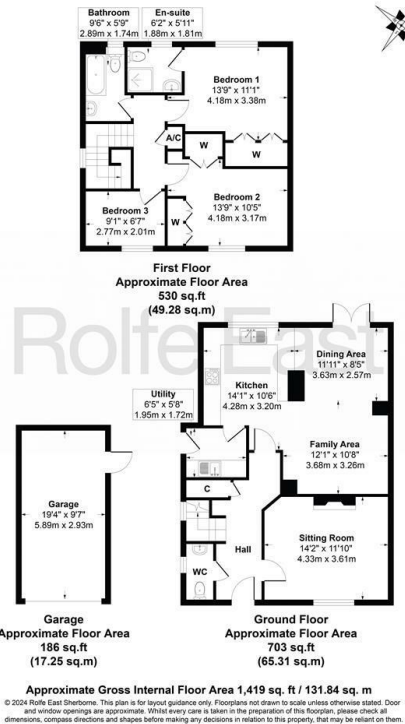
SINGLE GARAGE: 19'2 in depth x 9'7 in width maximum. Up-and-over garage door, light and power connected, personal door to the side. Gate from the driveway leads to the

MAIN REAR GARDEN: 62' Maximum x 36' Maximum. This well-proportioned rear garden has been the subject of much recent landscaped and redesign. Lawned area, paved patio, outside tap, a variety of shaped flowerbeds and borders, mature plants and shrubs, paved pathway and steps lead to the rear of the garden. Second raised patio area laid to decking with outside lighting, further circular paved patio area with timber pergola, rockery garden. The rear garden is enclosed by timber panel fencing and walls.





Bede Street, Sherborne, Dorset, DT9



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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