

Rolfe East



Northfield, Yetminster, DT9 6EZ

Guide Price £465,000

- DOUBLE FRONTED DETACHED MODERN HOUSE WITH FOUR DOUBLE BEDROOMS.
- LPG FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- EXCELLENT OPEN-PLAN KITCHEN DINING ROOM OPENING ON TO REAR GARDEN.
- NO FURTHER CHAIN.
- DOUBLE GARAGE PLUS DRIVEWAY PARKING FOR TWO CARS.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.
- LEVEL ENCLOSED REAR GARDEN ENJOYING AN EASTLERY ASPECT.
- GROUND FLOOR BEDROOM FIVE / OFFICE.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

49 Northfield, Yetminster DT9 6EZ

NO FURTHER CHAIN. DOUBLE GARAGE! COUNTRYSIDE VIEWS! '49 Northfield' is a substantial (1806 square feet), double-fronted, modern, detached house situated in a sought-after residential address near the centre of the pretty, Dorset village of Yetminster – only a short drive to the Abbey town of Sherborne. The property is presented in stylish and impeccable decorative order throughout and boasts uPVC double glazing and LPG-fired radiator central heating. The house has an enclosed, level rear garden enjoying an easterly aspect as well as ample driveway parking for two cars at the rear of the property leading to a double garage. The house has great rural dog walks from nearby the front door as well as easy access of the village amenities. The delightful accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room with dual aspect, open-plan kitchen/dining room, study / ground floor bedroom five, utility room and ground floor WC. On the first floor there is a landing area, master bedroom with en-suite shower room, three further double bedrooms and a first floor family bathroom. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shop, deli and a sports/social club with playing grounds and tennis courts. Yetminster has good communications with a railway line that goes south to Weymouth and the Jurassic coast and north to Bristol Temple Meads. The house is only a short drive to the sought-after, 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.



Council Tax Band: F



It is a short drive to the stunning, historic town centre of Sherborne 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.

Storm porch with outside light. uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 11'8 maximum x 9'1 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, ceramic floor tiles, moulded skirting boards and architraves, inset ceiling lighting, radiator with decorative cover. Oak door leads to understairs storage cupboard space. Further oak doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 21'8 maximum x 10'5 maximum. A beautifully presented main reception room enjoying a double aspect with uPVC double glazed windows to the front boasting a westerly aspect and uPVC double glazed windows to the rear overlooking the rear garden boasting an easterly aspect, two radiators, TV point.

Glazed oak double door lead from the sitting room through to the open-plan kitchen dining room, when open providing a full through-measurement of 32' maximum.

OPEN-PLAN KITCHEN DINING ROOM: 21'10 maximum x 10'10 maximum. An impressive open-plan contemporary living space, split into two areas.

Dining room - Double glazed bi-folding doors open onto the rear garden boasting an easterly aspect, ceramic floor tiles, moulded skirting boards and architraves, radiator. Kitchen area - An extensive range of Shaker-style kitchen units comprising solid quartz worksurface and surrounds, inset ceramic one and a half sink bowl with mixer tap over, inset stainless steel Bosch LPG fired gas hob with quartz splash back, stainless steel cooker hood extractor fan over, a range of drawers and cupboards under, integrated Bosch dishwasher, integrated drinks cooler, breakfast bar, built in stainless steel eye level Bosch electric oven and grill, integrated fridge and freezer, a range of matching wall mounted cupboards and glazed display cabinets, wall mounted wine rack, uPVC double glazed window to the rear overlooks the rear garden boasting an easterly aspect, inset ceiling lighting, ceramic floor tiles. Oak door leads to

UTILITY ROOM: 4'7 maximum x 8'5 maximum. Worksurface with inset stainless steel sink bowl and drainer unit with mixer tap over, cupboards under, integrated washer dryer, further fitted panel cupboards, radiator, ceramic floor tiles, wall mounted LPG fired boiler, uPVC double glazed window to the side, extractor fan.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE: 11'10 maximum x 6'7 maximum. uPVC double glazed window to the front, radiator.

Oak door from the entrance hall leads to

GROUND FLOOR WC / CLOAKROOM: 5'9 maximum x 3' maximum. Fitted low level WC, wall mounted wash basin, chrome heated towel rail, tiled surrounds and floor, extractor fan.

Staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 14'7 maximum x 3'6 maximum. A generous landing area, moulded skirting boards and architraves, ceiling hatch to boarded loft space. Oak door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 10'5 maximum x 11' maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves. Oak doors lead to fitted wardrobe cupboard space. Oak door leads to

EN-SUITE SHOWER ROOM: 10'2 maximum x 7'4 maximum. A modern white suite comprising low level WC, wall mounted wash basin, double-sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, uPVC double glazed window to the front, shaver point, extractor fan, chrome heated towel rail.

BEDROOM TWO: 11' maximum x 10'8 maximum. A second double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and side, radiator, TV point. Oak doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 10'5 maximum x 10' maximum. A third double bedroom, uPVC double glazed window to the rear, radiator, fitted wardrobe.

BEDROOM FOUR: 10'5 maximum x 8'2 maximum. A small fourth double bedroom, uPVC double glazed window to the rear enjoying countryside views, radiator.

FAMILY BATHROOM: 7'2 maximum x 10'9 maximum. A modern white suite comprising low level WC, wall mounted wash basin, tiled panel bath with mains shower tap arrangement over, separate glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic floor tiles, extractor fan, shaver point, uPVC double glazed window to the rear, chrome heated towel rail.

OUTSIDE:

At the front of the property there is a storm porch with outside light, a variety of flowerbeds, well stocked with mature plants and shrubs.

At the side of the property, a shared driveway gives access to private driveway parking area providing off road parking for 2 cars. Area to store recycling containers and wheelie bins, outside lighting. Driveway leads to

DOUBLE GARAGE: 21'5 in width x 20'1 in depth. Light and power connected, two metal up-and-over garage doors, rafter storage above, personal door to the side. Timber gate from the driveway gives access to the

MAIN REAR GARDEN: 43' maximum in width x 27'8 in depth. This level rear garden is private and enclosed by timber fencing. It is laid mainly to lawn and boasts flowerbeds and borders, two paved patio seating areas - one with timber pergola, outside lighting, outside power point, outside tap, a variety of timber bordered vegetable plots.

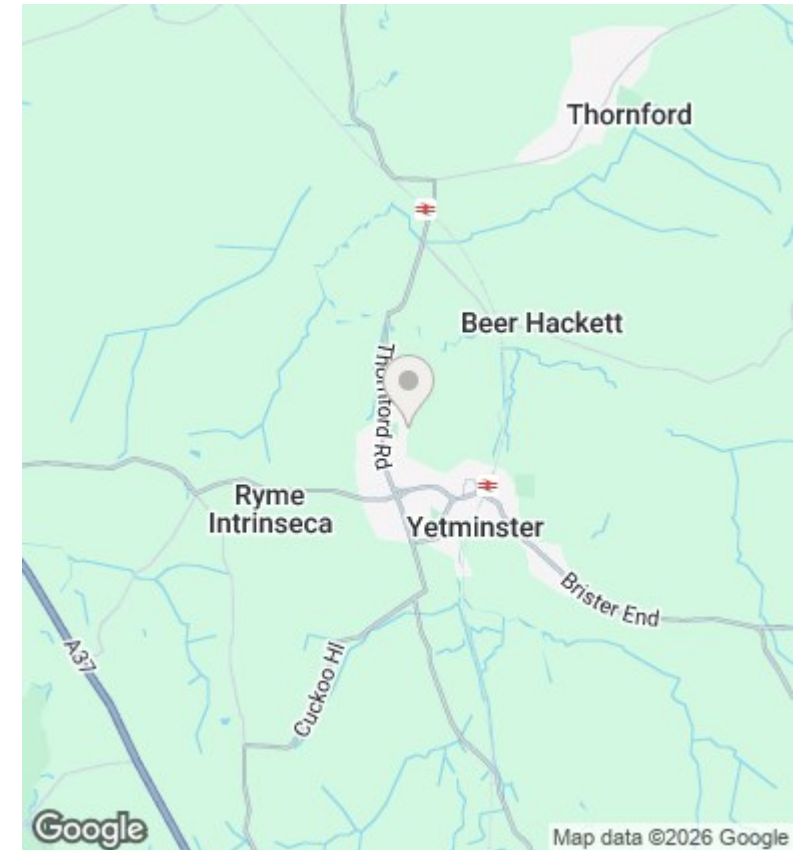




Northfield, Yetminster, Sherborne, DT9

Approximate Area = 1390 sq ft / 129.1 sq m
Garage = 416 sq ft / 38.6 sq m
Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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 