

Towers Wills

Town & Country

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62, Old Tannery Way, Milborne Port, Sherborne,
Dorset DT9 5GA

Offers Over **£325,000**

Towers Wills are pleased to welcome to the market this 4 bedroom semi detached home situated at the end of a no through cul-de-sac location. The property is immaculately presented throughout and still in show home condition. To appreciate all the property has to offer early bird viewing highly advised. The property briefly comprises of four bedrooms, study, utility, garage, living room, kitchen/diner, family bathroom, en-suite, front and landscaped rear gardens.

Ground Floor

Hallway

With radiator, storage cupboard and access to all ground floor accommodation.

W.C

Comprising w.c, wash hand basin, radiator and window to the front.

Utility Room

Comprising base units, work surfacing with stainless steel sink/drainer, space for washing machine and space for tumble dryer.

Study/Bedroom Four

With window to the front.

Garage

With a brand new electric roller door, power and light connected.

First Floor Landing

Living Room

A light and airy space with double aspect doors, one set of double doors open to the Juliet balcony and another set out to the rear garden, radiator, electric feature fire place and smart USB plugs.

Kitchen/Diner

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel sink drainer, integrated fridge freezer, integrated dishwasher, integrated Zanussi oven, radiator, smart USB plug and double doors to the rear garden.

Second Floor Landing

With radiator and window to the side and access to all bedrooms and family bathroom.

Bedroom One

With window to the front, radiator, space for storage and access to en-suite.

En-suite

Suite comprising shower cubicle, wash hand basin, w.c, radiator and window to the rear.

Bedroom Two

With window to the rear and radiator.

Bedroom Three

With window to the front, radiator and built-in wardrobe.

Bathroom

Suite comprising bath with shower over, wash hand basin, w.c, radiator and window to the front.

Key Features

- Semi-Detached
- Four Bedrooms
- En-suite
- Cul-de-sac location
- Immaculately Presented
- Front & Rear Landscaped Garden
- Garage & Driveway

Contact Us

Towers Wills Estate

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Outside

Front Garden

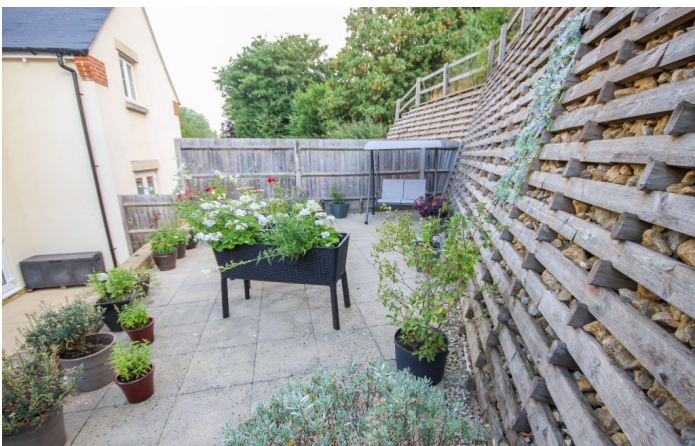
To the front of the property is a gravelled area with pedestrian pathway to the front door, driveway parking and access to integral garage.

Driveway

To the front there is driveway providing off road parking and in turn leads to the garage.

Rear Garden

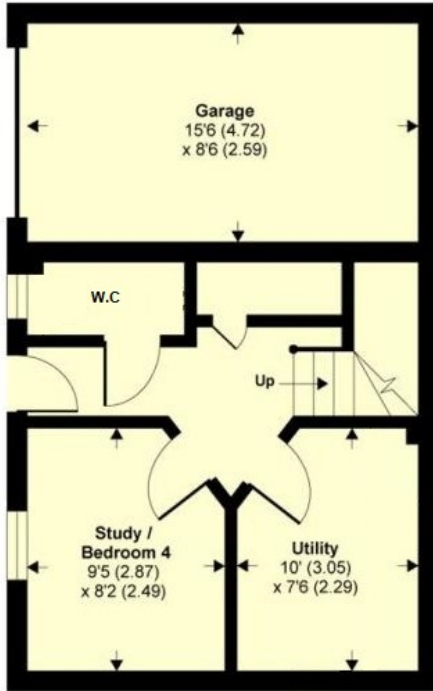
A beautifully landscaped rear garden split into two sections. The lower level area abuts the rear of the property and wraps back into the lounge area from the kitchen/diner. Stairs rise up to a seating area with pots and plants and further seating area. The garden is fully secure and private.



Floor Plan

Old Tannery Way, Milborne Port, Sherborne, DT9 5GA

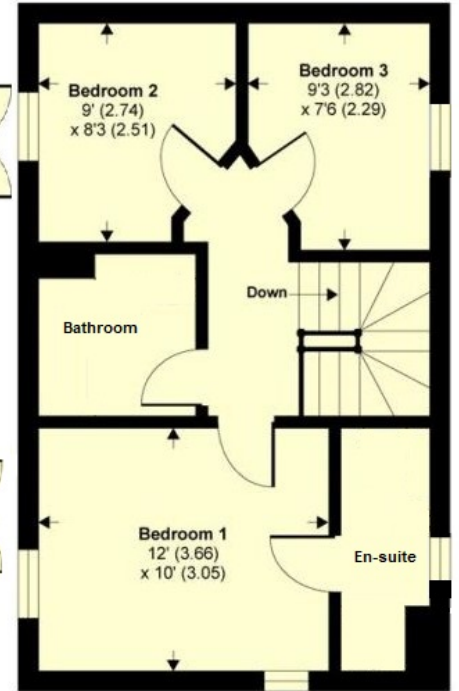
APPROX. GROSS INTERNAL FLOOR AREA 1293 SQ FT 120.1 SQ METRES (INCLUDES GARAGE)



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Towers Wills

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