



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(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	



Shutler Street  
Sherborne

Guide Price  
£287,500

Situated on the edge of town yet within easy walking distance of Sherborne's historic centre, this modern mid-terraced home offers well-balanced accommodation arranged over three floors. Built just four years ago, the property has been well cared for and remains in excellent condition, providing a stylish and energy-efficient home ready to move straight into.

The design makes excellent use of the available space, creating a home that feels both practical and comfortable. The proportions throughout are generous, with a natural flow between rooms that suits modern living. Its three-storey layout allows for a clear separation between living and sleeping areas, offering flexibility for families, guests or those working from home.

Positioned in a convenient yet peaceful setting, the property enjoys the benefit of a sunny, enclosed rear garden and allocated parking, while still being within a short walk of Sherborne's wide range of amenities, schooling and transport links. Combining contemporary finishes with an easy-to-maintain layout, this is an appealing opportunity for buyers seeking a modern home in one of Dorset's most desirable market towns.



### Accommodation

#### Inside

A covered porch leads into the entrance hall, where stairs rise to the first floor and there is a useful under-stairs storage cupboard. The sitting room is a well-proportioned and comfortable space, ideal for everyday living and entertaining.

To the rear, the modern kitchen/diner is fitted with soft-closing units and offers a good amount of worktop space. Integrated appliances include a slimline dishwasher, washer/dryer and fridge-freezer, along with a built-in electric oven, gas hob and extractor hood above. Wood-effect flooring adds a contemporary finish, and there is ample space for a dining table, with access out to the rear garden. A ground floor cloakroom completes the accommodation on this level.

On the first floor are two double bedrooms and a family bathroom.

The top floor is dedicated to the main bedroom, creating a private and spacious principal suite with fitted wardrobes and its own ensuite shower room.

#### Outside

The rear garden is laid mainly to lawn with a paved seating area, providing a sunny and private outdoor space ideal for relaxing or entertaining. The garden is fully enclosed and enjoys a pleasant outlook. A rear gate leads directly to two allocated parking spaces, and there is also a garden shed for additional storage.

#### Useful Information

Energy Efficiency Rating B  
Council Tax Band D  
uPVC Double Glazing  
Gas Fired Central Heating from a Combination Boiler - Dual Zone facility  
Mains Drainage  
Freehold  
Any development fees

#### Location and Directions

Sherborne is a highly regarded and historic Dorset town known for its beautiful architecture, independent shops and welcoming community. The town offers a wide range of amenities including boutique stores, cafés, restaurants, a supermarket, leisure facilities and well-regarded schools. Sherborne also benefits from a mainline railway station with direct services to London Waterloo and Exeter, making it an excellent choice for commuters. Surrounded by attractive countryside yet offering everyday convenience, Sherborne remains one of Dorset's most sought-after locations.

Postcode - DT9 4FP

What3words - ///basis.lifters.blotting

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