

Rolfe East



Ambrose Close, Bradford Abbas, DT9 6RL

Substantially reduced £360,000

- OPEN TO ANY OFFERS FOR QUICK EXCHANGE!
- EXTENDED MATURE DETACHED BUNGALOW - NO FURTHER CHAIN.
- DETACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR FOUR OR MORE CARS.
- GENEROUS LEVEL PLOT AND GARDENS EXTENDING TO 0.11 ACRES APPROXIMATELY.
- TWO RECEPTION ROOMS.
- THREE DOUBLE BEDROOMS.
- POPULAR CUL-DE-SAC RESIDENTIAL ADDRESS.
- SCOPE TO EXTEND AND ADD LARGE GARAGE (subject to planning permission).
- SHORT WALK TO PRETTY VILLAGE HEART, PUB AND PRIMARY SCHOOL.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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OPEN TO ANY OFFERS FOR QUICK EXCHANGE! VACANT - NO FURTHER CHAIN. A very well-presented, deceptively spacious, mature, extended, detached bungalow situated in a sought-after residential cul-de-sac address a very short walk to the pretty village centre and amenities. It is a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property boasts generous, level gardens at the front, rear and sides and level plot extending to 0.11 acres approximately. The front, lawned garden boasts a sunny south facing aspect. The property offers great scope for extension, subject to the necessary planning permission. A driveway provides private off road parking for four cars or more, leading to a detached garage. It is heated by modern replacement electric night storage heating and also benefits from uPVC double glazing. The well laid out accommodation (1065 square feet) boasts excellent levels of natural light from a sunny southerly aspect, dual aspects and large feature windows. It comprises entrance reception hall, sitting room, dining room, kitchen / breakfast room, utility room, inner hall, three double bedrooms and a family bathroom. The property is a short walk to the pretty village and also nearby country lanes and countryside – 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 very near the centre of this picturesque Dorset village. It is also a very short walk to the popular village pub, sought after primary school and parish church. 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.



Council Tax Band: D



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.

Pathway and steps to the front door. uPVC double glazed front door to

ENTRANCE RECEPTION HALL: 15'3 maximum x 6'1 maximum. A useful greeting area providing a heart to the home, electric night storage heater, ceiling hatch to loft space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Doors lead off the entrance hall to the main rooms.

SITTING ROOM: 13'11 maximum x 12'9 maximum. A well-proportioned main room enjoying a light dual aspect, large feature uPVC double glazed window to the front boasting a sunny southerly aspect, uPVC double glazed window to the side boasting a westerly aspect, brick fireplace surrounds and paved hearth, electric night storage heater, TV point.

KITCHEN BREAKFAST ROOM: 11'7 maximum x 11'2 maximum. A range of modern panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated fridge, inset electric hob with electric oven under, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, ceramic floor tiles. This room enjoys a light dual aspect with uPVC double glazed window to the side boasting a westerly aspect, uPVC double glazed windows to the rear. Glazed door leads from the kitchen/breakfast room to the

UTILITY ROOM: 6'7 maximum x 9'11 maximum. Ceramic floor tiles, laminated worksurface, space and plumbing for washing machine and tumble dryer, space for freezer, uPVC double glazed window to the rear, uPVC double glazed door to the side.

Archway entrance from the entrance reception hall gives access to the

DINING ROOM / RECEPTION ROOM TWO: 10'10 maximum x 12'4 maximum. uPVC double glazed window to the front boasting a sunny southerly aspect and views to the pretty parish church, electric night storage heater, TV point. Further entrance from the dining room leads to an

INNER HALL: 7'3 maximum x 3'9 maximum. Doors from the inner hall leads to bedrooms.

BEDROOM ONE: 13'5 maximum x 11'9 maximum. A generous double bedroom, large uPVC double glazed window to the front boasting a sunny southerly aspect, wall mounted electric heater, a range of fitted wardrobes and cupboards, fitted bedside drawer units, shelved alcoves.

BEDROOM TWO: 13'5 maximum x 8'3 maximum. A second double bedroom, uPVC double glazed window to the rear, wall mounted electric heater.

Door from the entrance hall leads to

BEDROOM THREE: 12'1 maximum x 9' maximum. A third double bedroom, uPVC double glazed window to the rear, electric night storage heater, TV point.

FAMILY SHOWER ROOM: 6'10 maximum x 5'6 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, double sized glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, electric heater, uPVC double glazed window to the rear.

OUTSIDE:

This property stands in a generous level corner plot extending to 0.11 acres. A dropped curb at the front of the property gives vehicular access to a private driveway providing off road parking for up to four cars with scope for more, subject to the necessary planning permission. Area to store recycling containers and wheelie bins, security lighting. Driveway leads to

DETACHED GARAGE: 19'1 in depth x 9'3 in width. Metal up and over garage door, light and power connected, uPVC double glazed windows to the side and rear, various storage units.

GARDENS

At the front of the property is a generous lawned garden boasting a sunny southerly aspect. The front garden gives a depth of just over 20' from the pavement. There are a variety of well stocked flowerbeds and borders enjoying some mature plants and shrubs, outside lighting.

Pathway leads to the front door. Trellis arch gives access to side garden with a variety of flowerbeds and raised borders enjoying some mature plants and shrubs. There are timber gates on both sides of the property giving access to the rear garden.

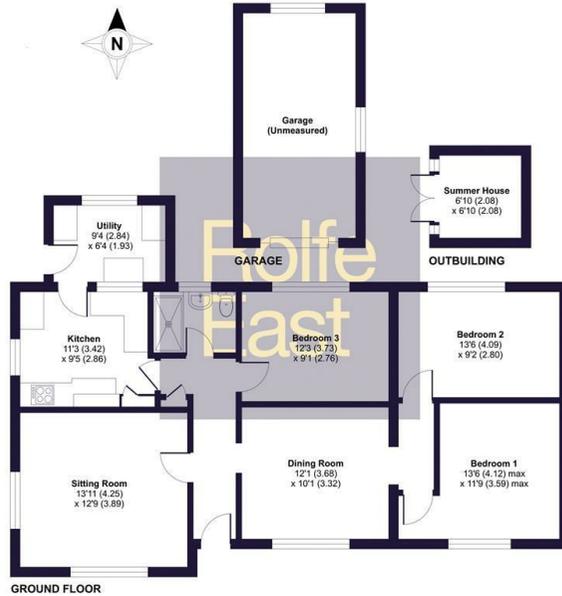
The rear garden is arranged for low maintenance purposes and laid mainly to a paved patio area, outside lighting, outside tap, timber summerhouse, rain water harvesting butt.



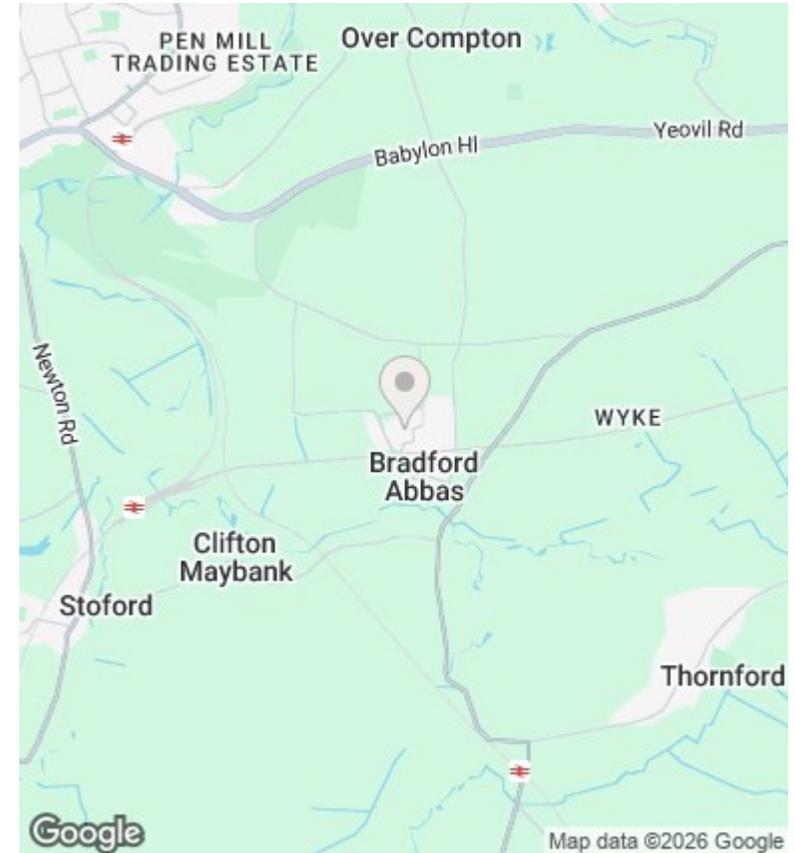


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Approximate Area = 1018 sq ft / 94.5 sq m (excludes garage)
 Outbuilding = 47 sq ft / 4.3 sq m
 Total = 1065 sq ft / 98.8 sq m
 For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricolhome 2025. Prepared for Rolfe East Sherborne Ltd. REF: 1312949



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	