



FOR SALE

St. Osmund Close, Yetminster, DT9 6LU

£425,000



ORCHARDS
ESTATES

Welcome to 33 St. Osmund Close, an exceptional bungalow nestled in the picturesque village of Yetminster, near Sherborne.

This property offers a thoughtfully designed living space, perfectly blending modern convenience with comfortable living. It is an ideal choice for those seeking tranquility and accessibility.

Positioned in a highly desirable location, 33 St. Osmund Close offers an excellent balance of lifestyle and convenience.

Its carefully planned layout promotes seamless living, while nearby amenities and excellent transport links further enhance its appeal.

£425,000



LOCATION

33 St. Osmund Close is centrally located in the sought-after village of Yetminster, just a short distance from the historic Abbey town of Sherborne and the vibrant regional centre of Yeovil. Renowned for its charm, Yetminster boasts an array of amenities, including a church, primary school, shops, health centre, village hall, and excellent transport connections via a train halt and bus route. Together, Sherborne and Yeovil offer a comprehensive range of cultural, recreational, and shopping facilities to meet all needs. The surrounding area is a haven for outdoor enthusiasts, with abundant opportunities for sporting, walking, and riding. Families are particularly well catered for, with the region being celebrated for its outstanding educational options, encompassing both public and private schooling. Communication links are highly convenient, with the local train halt on the Bristol to Weymouth line and a mainline station at Sherborne offering direct connections to London Waterloo. For road travel, the A303 at Wincanton provides swift access to London and the Home Counties via the M3 and M25.

Approach Delightful Home in a Serene Cul-de-Sac nestled back from the road, this charming property welcomes you with a front garden. A well-maintained lawn, bordered by mature plants, frames the pathway that leads to the inviting front door. To the right, the property boasts a generous driveway, providing ample parking space and convenient access to the garage, which features an up-and-over door, also to the left-hand side there is a second driveway. Situated in a peaceful cul-de-sac, this home offers both tranquility and practicality, making it an ideal retreat.

Ground Floor Living Step into the welcoming entrance porch, where thoughtful design and convenience meet. To your left, you'll find a cloakroom, perfectly positioned for easy access. On the right, a sunroom awaits, offering a tranquil space bathed in natural light. This versatile area leads seamlessly into the garage, while also providing access to the rear garden and side of the property.

Hallway: The large hallway has several doors off it leading to the kitchen and living room. It has a side aspect window

(overlooking sunroom one) with wall radiator.

Kitchen: The kitchen is a perfect blend of style and functionality, featuring a mix of modern, fitted wall and floor units that offer ample storage and a sleek look. With well-thought-out space allocated with room for an oven, dishwasher, washing machine, and fridge freezer, it's designed to cater to all your culinary and practical needs. This kitchen benefits from a front aspect window.

Living Room: The living room is a truly inviting space, boasting a rear facing and side aspect windows along with patio doors that floods the room with natural light, creating a warm and airy ambiance. The highlight of the room is its elegant feature fireplace, adding a touch of charm and character. This room also benefits from a wall radiator.

From here, you can seamlessly transition into the larger **Sunroom:** making this area perfect for relaxing, entertaining, or simply enjoying the view of the rear garden.

Bathroom: The bathroom features, a sleek white suite complemented by fully tiled walls and floors. and. The enclosed shower unit offers a perfect blend of style and functionality, while the addition of a convenient shaver socket ensures practicality in everyday use. The room also benefits from a front aspect window and a wall radiator. As you make your way along the hall, you'll find access to three bedrooms. In the hallway you will also find access to the loft space, complete with a loft ladder, partial boarding, and lighting.

Master Bedroom: The master bedroom has patio doors opening on to the rear garden. It features a built-in wardrobe that offers ample storage and a wall radiator. Connected to the master bedroom is the wet room, adding convenience.

Wet Room: This accessible wet room shower ensures ease of use while maintaining practicality It has a front aspect window and heated towel.

Bedroom 2 is a spacious double room featuring a rear aspect window that fills the space with natural light. It comes complete with a built-in wardrobe for seamless storage and a wall radiator to ensure year-round comfort.



Bedroom 3: though cozier in size, is a smaller room that also benefits from a rear aspect window and wall radiator.

Office: A well-proportioned and versatile room, currently utilized as a home office but equally suited to serve as a fourth bedroom. It features a front aspect window, a wall-mounted radiator for added comfort, and a built-in cupboard offering convenient storage.

Garden and Garage At the rear of the property there is a patio area ideal for dining, complemented by a lawn with mature borders and garden shed. Side access to the rear garden is to the left-hand side of the property. To the right hand of the property is a spacious garage, offering excellent storage and featuring an up-and-over door.

Material Information

Freehold property, built C. 1969

Council Tax-D

EPC- D

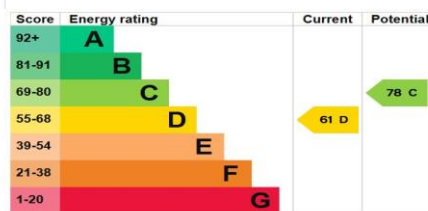
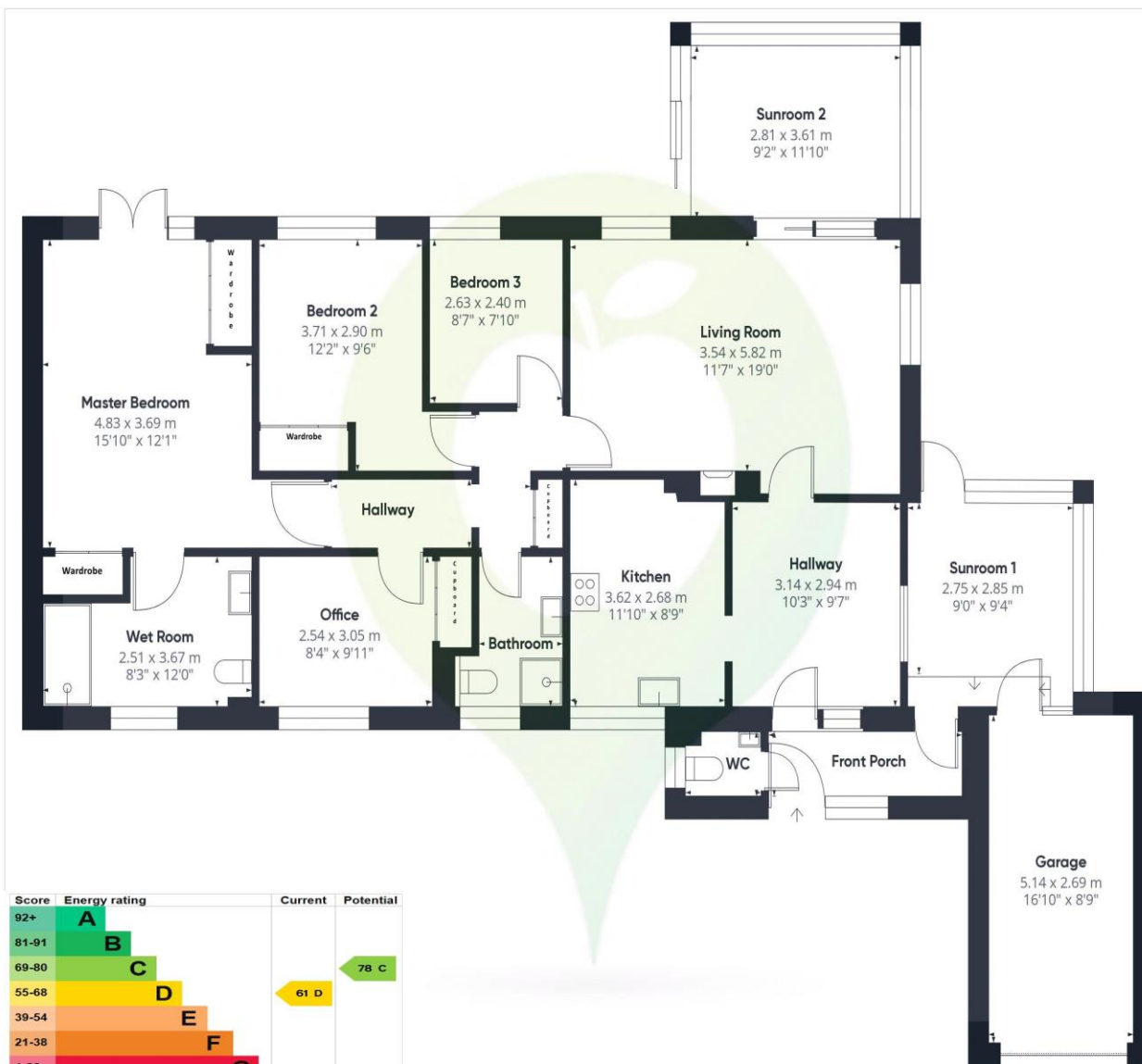
Services- Mains water, drainage and Electric Heating - Oil central heating

Open fire in the Living Room, which has never been used by current vendor or swept

Immersion boiler installed 2006 but new motor replaced in 2024, and we have been informed by the current owner the boiler has been regularly serviced.

Parking-3 off road parking spaces available
Flood zone 1- Land within flood zone 1 has a low probability of flooding from rivers and the sea

Broadband- Ofcom-Superfast 80 mbps



The graph shows this property's current and potential energy rating.



Approximate total area⁽¹⁾
146.21 m²
1573.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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