

Rolfe East



Manor Close, Bradford Abbas, DT9 6RN

Guide Price £367,500

- 1618 SQUARE FEET SEMI-DETACHED CHALET BUNGALOW WITH FOUR DOUBLE BEDROOMS.
- PRIVATE DRIVEWAY PARKING FOR THREE CARS LEADING TO ATTACHED GARAGE.
- SHORT WALK TO PRETTY VILLAGE CENTRE, VILLAGE PUB AND PRIMARY SCHOOL.
- LARGE DOUBLE PLOT EXTENDING TO A QUARTER OF AN ACRE (0.25 acres approximately).
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- A SHORT DRIVE TO TOWN CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- POTENTIAL BUILDING PLOT (subject to the necessary planning permission).
- EXCELLENT HEAD OF CUL-DE-SAC ADDRESS.

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FOUR BEDROOM BUNGALOW IN QUARTER OF AN ACRE PLOT AND GARDENS! SCOPE TO DEVELOP (subject to the necessary planning permission). '36 Manor Close' is a simply lovely, deceptively spacious (1618 square feet), extended, semi-detached chalet bungalow offering four double bedrooms and a generous double plot extending to a quarter of an acre (0.25 acres approximately). We believe the extra land has development potential for a detached residential dwelling, subject to the necessary planning consent. It occupies a choice 'head of cul-de-sac' address a short walk from the village heart and related amenities. It is a short drive to Sherborne town centre, Waitrose Store and Mainline railway station to London Waterloo. The property is in good decorative order throughout. It comes with a private driveway providing off road parking for three cars leading to an attached single garage. There is a generous, level, rear garden offering a good degree of privacy and a sunny westerly enjoying the afternoon sun. The property is heated via an oil-fired radiator central heating system and also boasts uPVC double glazing. The well-arranged, flexible accommodation boasts good levels of natural light and comprises entrance porch / boot room, large sitting room with dual aspect, kitchen, large conservatory / dining room, inner hall, two ground floor double bedrooms and a ground floor family bathroom. On the first floor, there is a landing area and two further double bedrooms – one with an en-suite wash room / WC. This lovely home is situated in a popular residential address with beautiful countryside a short walk from the front door - ideal as you do not have to put the dogs or the children in the car! This rare property is situated in the picturesque and attractive village of Bradford Abbas near the conservation area close to a church, a primary school and a public house. It is only a short drive to the sought-after, historic town centre of Sherborne.

Sherborne has a 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. It also has good access to the 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. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This property is ideal for aspiring families or mature couples looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre or down-sizing market or developers looking to build out.

Pathway to front door, uPVC double glazed front door leads to entrance porch/boot room.

ENTRANCE PORCH / BOOT ROOM: 10'9 maximum x 5'4 maximum. uPVC double glazed windows to the front and side, tiled floor. uPVC double glazed door leads to sitting room.

SITTING ROOM: 19'1 maximum x 18'2 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with uPVC double glazed windows to the front and side. The front boasting a sunny westerly aspect, two radiators, open fireplace. Staircase rises to the first floor. Multi pane glazed door leads from the sitting room through to the kitchen.

KITCHEN: 11'10 maximum x 11'5 maximum. A range of replacement country style kitchen units comprising solid granite worksurface and surrounds, inset stainless steel one and a half sink bowl, mixer tap over, tiled surrounds, a range of drawers and cupboards under. NEFF inset induction electric hob, space and plumbing for washing machine, integrated fridge, built in eye level stainless steel NEFF oven and grill. A range of matching wall mounted cupboards, ceramic floor tiles, wall mounted concealed cooker hood and extractor fan, glazed display cabinet. Window and glazed stable door to the rear leading to conservatory/dining room.

CONSERVATORY / DINING ROOM: 20'6 maximum x 11'2 maximum. uPVC double glazed windows to both sides and the rear, overlooking the rear

garden. uPVC double glazed double French doors open onto the rear garden. Light and power connected, TV point, personal door to the garage.

Door from the kitchen leads to the inner hall.

INNER HALL: 11'1 maximum x 3'5 maximum. Door leads to airing cupboard housing hot water cylinder, shelving. Doors lead off the inner hall to further ground floor rooms.

BEDROOM ONE: 13'3 maximum x 11'3 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, fitted bedroom furniture includes wardrobes with overhead cupboard space, bedside cabinets, dressing table, fitted shelving. Door leads to further wardrobe cupboard space.

BEDROOM TWO: 11'1 maximum x 9'6 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, door leads to fitted wardrobe cupboard space.

GROUND FLOOR FAMILY BATHROOM: 8'3 maximum x 6'10 maximum. A fitted suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, uPVC double glazed window to the rear, radiator and heated towel rail.

Staircase rises from the sitting room to the first-floor landing. uPVC double glazed to the rear overlooks the rear garden, radiator, timber effect laminate flooring. Doors lead off the first floor landing to further rooms.

BEDROOM THREE: 14'8 maximum x 11'5 maximum. A third double bedroom enjoying a light dual aspect with uPVC double glazed window to the side, two double glazed Velux ceiling windows to the rear, timber effect laminate flooring, radiator. Doors lead to eves storage cupboard space. Door leads to EN-SUITE WASHROOM / WC: 6' maximum x 3'2 maximum. Low level Saniflo WC, pedestal wash basin, tiled surrounds, extractor fan.

BEDROOM FOUR: 11'3 maximum x 10'11 maximum. A fourth double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator.

OUTSIDE

This deceptively spacious property stands in a level, double sized plot of a quarter of an acre (0.25 acres approximately).

At the front of the property, there is a substantial lawned garden enclosed by mature hedging giving a depth of 28'7 front the road. The front garden is laid to lawn and boasts a selection of mature plants and shrubs. A dropped curb gives access from the cul-de-sac to a private driveway, providing off road parking for three cars, outside light. Area to store recycling containers and wheelie bins, oil tank. Private driveway leads to attached garage.

GARAGE: 18' in depth x 8'6 in width. Up and over garage door, light and power connected, uPVC double glazed door and window to the rear, space for tumble dryer, chest freezer. Personal door leads from the garage to the conservatory.

The rear garden boasts an easterly aspect and is laid mainly to lawn and enclosed by timber fencing, rainwater harvesting butt.

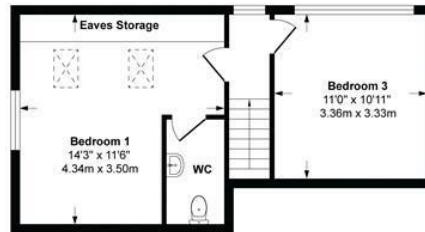
Entrance from rear garden leads to further plot and lawned garden area extending to 0.11 acres approximately. Timber garden shed.

PLEASE NOTE: The selling agent believes that this plot has potential as a building plot for a detached residence, subject to the necessary planning permission. Please speak to the selling agent for further details.





Manor Close, Bradford Abbas, Dorset, DT9



First Floor
Approximate Floor Area
398 sq. ft
(37.01 sq. m)



Ground Floor
Approximate Floor Area
1,220 sq.ft
(113.37 sq.m)

Approximate Gross Internal Floor Area 1,618 sq. ft / 150.39 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Viewings

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

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC