

# Rolfe East



## Wessex Drive, Bradford Abbas, DT9 6SH

Guide Price £315,000

- SPACIOUS EXTENDED SEMI-DETACHED CHALET BUNGALOW WITH 3 DOUBLE BEDROOMS.
- PRIVATE DRIVEWAY PARKING FOR 5-6 CARS PLUS ATTACHED GARAGE.
- MASTER BEDROOM WITH EN-SUITE SHOWER.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- FAVOURED CUL-DE-SAC ADDRESS A SHORT WALK TO VILLAGE CENTRE.
- uPVC DOUBLE GLAZING AND OIL-FIRED RADIATOR CENTRAL HEATING SYSTEM.
- TWO FIRST FLOOR DOUBLE BEDROOMS AND ONE GROUND FLOOR DOUBLE BEDROOM.
- REAR GARDEN BOASTING SUNNY WESTERLY ASPECT
- LARGE EXTENDED OPEN-PLAN KITCHEN FAMILY ROOM.
- SHORT WALK TO POPULAR VILLAGE PUB, PRIMARY SCHOOL AND NEARBY COUNTRYSIDE.

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# 11 Wessex Drive, Bradford Abbas DT9 6SH

'11 Wessex Drive' is a mature, semi-detached chalet bungalow with three double bedrooms, situated in a popular residential cul-de-sac address on the edge of the Dorset village of Bradford Abbas, a short walk to nearby countryside and a good village pub and primary school. The property boasts a generous, level rear garden enjoying a sunny westerly aspect. It also has a substantial, private, off-road driveway providing parking for five to six cars leading to an attached single garage. The property is in good decorative order throughout and is heated via an oil-fired radiator central heating system and also benefits from uPVC double glazing. There are exceptional levels of natural light from a sunny aspect. The extensive accommodation is flexible and comprises entrance reception hall, sitting room with open fireplace, 'wow factor' open plan kitchen family room, inner hall, ground floor double bedroom three and utility room / WC. On the first floor there is a landing area, two generous double bedrooms – one with vanity unit and one with en-suite shower and a family bathroom. There are lovely views of the village church from the first floor. This unique home enjoys countryside walks a short distance from the front door – ideal as you do not have to put the dogs and the children in the car! The house is within a stone's throw of the village centre. Bradford Abbas has a pretty heart and boasts a village pub, excellent primary school and parish church. It is a short drive to the historic town centre of Sherborne with its 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 centre.



Council Tax Band: C



uPVC double glazed front door to

**ENTRANCE HALL:** 9'6 maximum x 4'2 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, doors lead to understairs storage cupboard space, radiator, uPVC double glazed side light window to the side. Panel doors lead off to ground floor rooms.

**OPEN PLAN KITCHEN FAMILY ROOM:** 19'10 maximum x 18'8 maximum. A superb open plan contemporary living space enjoying good levels of natural light with uPVC double glazed patio door overlooking the rear garden and boasting a sunny westerly aspect, uPVC double glazed window and door to the rear. This open plan room is split into two areas.

**Kitchen area:** A range of fitted kitchen units comprising granite worksurface and surrounds, decorative tiled surrounds, inset electric induction hob, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, built in eyelevel stainless steel electric oven and grill, a range of matching wall mounted cupboards with under unit lighting, stainless steel wall mounted cooker hood extractor fan, space for upright fridge freezer, ceramic floor tiles, radiator, serving hatch. Doors leads to shelved larder cupboard. Panel door to shelved storage cupboard.

**Entrance to**

**Dining room area:** Radiator, TV ariel attachment, shelved alcove, ceramic floor tiles. Panel door from the kitchen family room leads to the sitting room.

**SITTING ROOM:** 17'2 maximum x 10'8 maximum. A well-proportioned main reception room, uPVC double glazed window to the front enjoying an easterly aspect in the morning sun, stone fireplace surround and hearth with open fireplace, radiator, TV ariel

attachment, serving hatch.

Entrance from the entrance reception hall leads to inner hall. Panel doors lead off to further rooms.

**GROUND FLOOR BEDROOM THREE:** 9'2 maximum x 11'11 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying an easterly aspect in the morning sun, radiator, sliding doors lead to fitted wardrobe cupboard space.

**GROUND FLOOR WC / UTILITY ROOM:** 5'6 maximum x 6'1 maximum. Low level WC, wall mounted wash basin, tiling to splash prone areas, radiator, uPVC double glazed window to the side, space and plumbing for washing machine.

Staircase rises from the entrance reception hall to the first-floor landing, ceiling hatch to loft storage space. Panel doors lead off the landing to the first-floor rooms.

**BEDROOM ONE:** 16'10 into recess maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the rear enjoys westerly views across the rear garden and across Bradford Abbas village incorporating the pretty parish church. Exposed floorboards fitted wardrobe cupboard space, radiator, fitted vanity unit comprising of sink with cupboard under, shaver light.

**BEDROOM TWO:** 13' maximum x 12'1 maximum. A second generous double bedroom, uPVC double glazed window to the side, radiator, fitted wardrobe cupboards, folding screen leads to EN-SUITE SHOWER CUBICLE with wall mounted electric shower. uPVC double glazed window to the side.



**FIRST FLOOR FAMILY BATHROOM:** 15'10 maximum x 5'7 maximum. A white suite comprising low level WC, pedestal wash basin, tiled splashback, panel bath with tiled surrounds, separate glazed shower cubicle with wall mounted mains shower over, tiled surrounds, chrome heated towel rail, extractor fan, shaver light and point. Double glazed Velux ceiling window to the front. Door leads to cupboard housing pressurised hot water cylinder and expansion tank, immersion heater, slated shelving.

**OUTSIDE:**

At the front of the property a dropped curb gives access to a large private driveway providing off road parking for five to six cars. The parking is at the front and side of the property, outside light, outside tap. The driveway and front garden give a depth of 37' from the cul-de-sac. The front garden is laid mainly to shaped flowerbeds and enjoys a selection of mature plants and shrubs.

Driveway leads to **ATTACHED GARAGE:** 17' in depth x 7'10 in width. Metal up and over garage door, light and power connected, floor standing oil-fired central heating boiler, window and personal door to the side. Door leads to the

**MAIN REAR GARDEN:** 54'4 in length x 30' approximately in width. The rear garden boasts a westerly aspect and the afternoon sun. It enjoys a good degree of privacy and laid mainly to concrete and paving, boasting a variety of well stocked flowerbeds, borders and vegetable plots, raised seating area, outside tap, outside light, rainwater harvesting butt, oil tank, a variety of mature trees and shrubs, inset fishpond, greenhouse and timber garden shed.







Wessex Drive, Bradford Abbas, Dorset DT9



Approximate Gross Internal Floor Area 1,368 sq. ft / 127.07 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. While 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.



## Directions

## Viewings

Viewings by arrangement only.  
Call 01935814929 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		