

Rolfe East



Ambrose Close, Bradford Abbas, DT9 6RL

Guide Price £465,000

- EXCEPTIONAL RENOVATION! STYLISH DETACHED CHALET BUNGALOW.
- GENEROUS LEVEL REAR GARDEN EXTENDING TO 0.11 ACRES - AN EASTERLY ASPECT.
- LPG FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.
- CONTEMPORARY OPEN PLAN LIVING SPACE (1685 square feet).
- DRIVEWAY PARKING FOR UP TO FOUR CARS PLUS ELECTRIC CAR CHARGING POINT.
- CLOSE TO PRETTY VILLAGE CENTRE, POPULAR PRIMARY SCHOOL AND VILLAGE PUB.
- FOUR DOUBLE BEDROOMS - ONE WITH DRESSING AREA AND EN-SUITE SHOWER ROOM.
- ATTACHED SINGLE GARAGE / WORKSHOP AND INSULATED CABIN / OFFICE!
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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10 Ambrose Close, Bradford Abbas DT9 6RL

EXCEPTIONAL RENOVATION! '10 Ambrose Close' is a simply stunning, detached, chalet bungalow (1685 square feet) situated in a prime cul-de-sac address near the centre of the popular Dorset village of Bradford Abbas – a very short drive to the town centre of Sherborne and mainline railway station to London Waterloo. The property has been the subject of total conversion and extension and has an exceptional level of finish boasting many appealing features including a 'wow-factor' open-plan kitchen family room with bi-folding doors on to the rear garden, Bosch built-in oven and separate built in microwave, Integrated dishwasher, 5 burner gas hob and extractor fan, cast iron log burning stove, contemporary Oak internal doors, recently fitted kitchen and contemporary radiators. The house is heated by an LPG fired radiator central heating system and also boasts uPVC double glazing - some with bespoke fitted shutters. The contemporary, well-designed, open-plan accommodation enjoys fantastic natural light and is deceptively spacious. It comprises entrance reception hall, open-plan kitchen (with Franke Instant Boiling Water tap) / sitting room / dining room, utility room with cloakroom / WC off, snug/double ground floor bedroom four, two further double ground floor bedrooms and a large ground floor family bathroom. On the first floor there is a superb master bedroom with walk-in dressing area, wardrobe and en-suite shower room. The views from this room are superb encompassing the village, the parish church and extensive countryside beyond. The level plot is generous, extending to 0.11 acres approximately. There is a superb, enclosed, lawned garden that is deceptively large at the rear of the property enjoying a sunny easterly aspect and a good degree of privacy. The property also benefits from private driveway parking at the front for up to four cars, plus electric car charging point, leading to an attached single garage/workshop. There are superb rural walks from the front.



Council Tax Band: C









Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 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		
(69-80) C		67
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		