



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

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 tranquillity and practicality, making it an ideal retreat

Ground Floor Living

Step into the welcoming entrance porch where practicality meets thoughtful design.

To the left is a conveniently placed **cloakroom**, while

to the right a bright **sunroom** offers a peaceful retreat filled with natural light.

This versatile space provides access to the garage, rear garden and side of the property.

The spacious **hallway** features a side aspect window overlooking the sunroom, a wall-mounted radiator and doors leading to the kitchen and living room.

The **kitchen** combines style and functionality with modern fitted wall and base units, ample storage and space for an oven, dishwasher, washing machine and fridge freezer, complemented by a front aspect window.

The **living room** benefits from rear and side aspect windows and patio doors, allowing light to flood the space.

An attractive feature fireplace adds character, while a wall radiator ensures comfort. This room opens directly into the larger sunroom, ideal for relaxing or entertaining.

The **bathroom** offers a white suite with fully tiled walls and flooring, an enclosed shower unit, shaver socket, front aspect window and wall radiator.

Off the hallway are three bedrooms and access to the loft, which includes a ladder, partial boarding and lighting.

The **master bedroom** features patio doors to the rear garden, a built-in wardrobe, wall radiator and an adjoining wet room with an accessible shower, heated towel rail and front aspect window.

Bedroom two is a double room with a rear aspect window, built-in wardrobe and wall radiator.

Bedroom three is smaller but also benefits from a rear window and radiator.

The **office** is a versatile, well-proportioned room suitable as a fourth bedroom, with a front aspect window, wall radiator and built-in cupboard.

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.

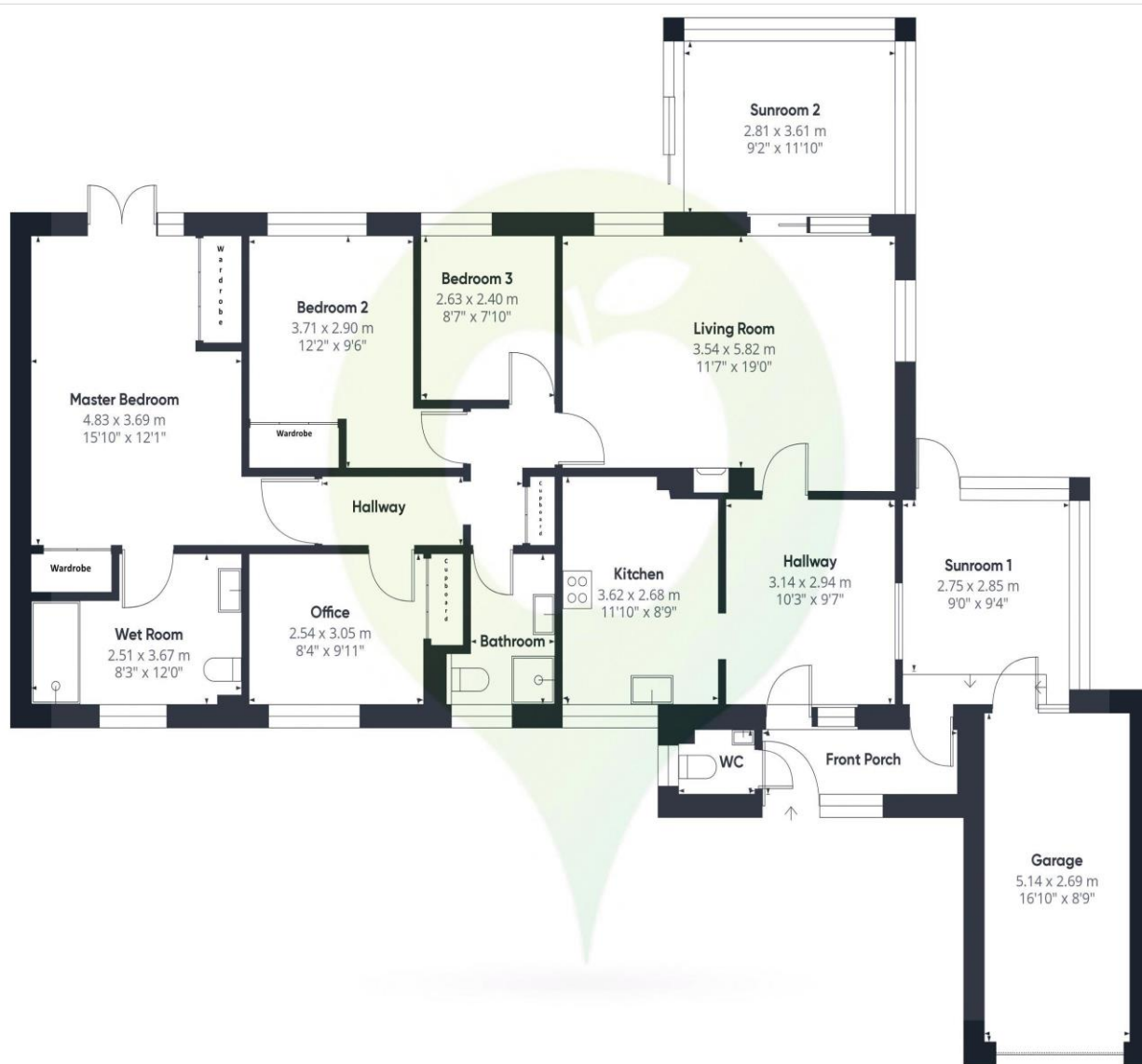


Material Information

- 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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