

# Rolfe East



## Manor Close, Bradford Abbas, Dorset, DT9

Offers In The Region Of £270,000

- DECEPTIVELY SPACIOUS LINKED BUNGALOW WITH TWO DOUBLE BEDROOMS.
- SINGLE ATTACHED GARAGE, GARDEN ROOM AND GARDEN STORE / WORKSHOP.
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM / WC.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- GENEROUS LEVEL FRONT AND REAR GARDENS.
- OIL FIRED RADIATOR CENTRAL HEATING AND OPEN FIREPLACE.
- EXCELLENT CUL-DE-SAC ADDRESS.
- PRIVATE DRIVEWAY PARKING FOR TWO CARS WITH SCOPE FOR MORE (STPP).
- EXCELLENT NATURAL LIGHT FROM LARGE uPVC DOUBLE GLAZED WINDOWS.
- SHORT WALK TO VILLAGE PUB, PRIMARY SCHOOL AND SURROUNDING COUNTRYSIDE



'1 Manor Close' is a very nicely presented linked bungalow boasting exceptional, generous front and rear gardens enjoying a sunny east to west aspect. The rear garden measures 66'6 in depth by 51'5 in width.. It comes with private driveway parking for two cars, with scope for more, subject to the necessary planning permission. The driveway leads to an attached single garage. The property also has a detached garden store / workshop at the rear. The property is heated by oil-fired radiator central heating, and open fireplace and also benefits from uPVC double glazing. The bungalow enjoys excellent levels of natural light from large windows. It is situated in a very popular residential cul-de-sac address, a short walk to nearby countryside and the pretty village centre, pub, primary school and parish church. The deceptively spacious, well arranged accommodation comprises entrance porch, entrance reception hall, sitting room, garden room, kitchen / dining room, two double bedrooms, a family bathroom and separate shower room / WC. The property has recently been upgraded with cavity wall insulation, extra roof insulation and replacement double glazing. 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 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 and conference centre plus restaurant that is in the building of the original Sherborne House. **MUST BE VIEWED!**

Paved pathway leads to storm porch, outside light. Glazed front door leads to

ENTRANCE RECEPTION HALL: 15'8 maximum x 10'3 maximum. A useful greeting area providing a heart to the home. uPVC double glazed window to the front, radiator, telephone point, ceiling hatch to loft storage space. Double doors lead to hall cloaks cupboard. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 17'10 maximum x 11'3 maximum. A beautifully presented main reception room boasting a large feature uPVC double glazed window to the front enjoying a sunny westerly aspect. Open fireplace with tiled hearth, TV ariel attachment, radiator.

KITCHEN / DINING ROOM: 13'8 maximum x 11'2 maximum. A useful open plan room boasting a range of solid timber panel kitchen units comprising laminated granite effect worksurface, inset stainless steel sink bowl and drainer unit, mixer tap over, decorative tiled surrounds. A range of drawers and cupboards under, space for under counter fridge, space and plumbing for slimline dishwasher, space and point for electric oven and grill. Floor standing oil-fired Worcester central heating boiler, a range of matching wall mounted cupboards and display cabinets, radiator. Glazed door leads to

GARDEN ROOM / UTILITY ROOM: 10'8 maximum x 11'10 maximum. Windows to the side, glazed door to the rear, glazed door to the front, tiled floor, space and plumbing for washing machine light and power connected. Multi pane glazed door leads to attached garage.

BEDROOM ONE: 11'10 maximum x 10'2 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden and boasts an easterly aspect and the morning sun. Timber effect flooring, radiator.

BEDROOM TWO: 12'2 maximum x 8'10 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear gardening boasting an easterly aspect and the morning sun, radiator, timber effect flooring.

FAMILY BATHROOM: 7'10 maximum x 7'4 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath, decorative tiled surround surrounds, two uPVC double glazed windows to the side, chrome heated towel rail. Door leads to airing cupboard housing Lagged hot water cylinder and emersion heater, slatted shelving.

SEPARATE SHOWER ROOM / WC: 5'11 maximum x 6' maximum. A white site comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, chrome heated towel rail. uPVC double glazed window to the front.

#### OUTSIDE:

At the front of the property there is a beautifully presented front garden giving a depth of 31'9 from the pavement. A dropped curb gives vehicle access to a private driveway providing off road parking for two cars, with scope for more (subject to the necessary planning permission). The front garden is enclosed by miniature walls and boasts a selection of mature plants and shrubs. Outside lighting, side pathway leads to side door, rainwater harvesting butt. Driveway leads to

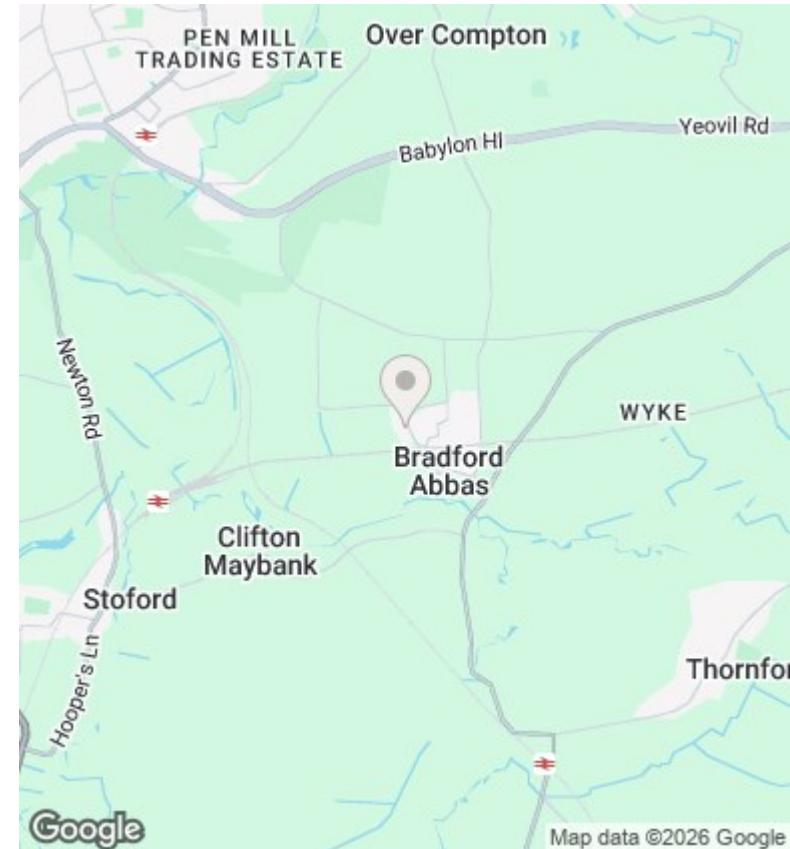
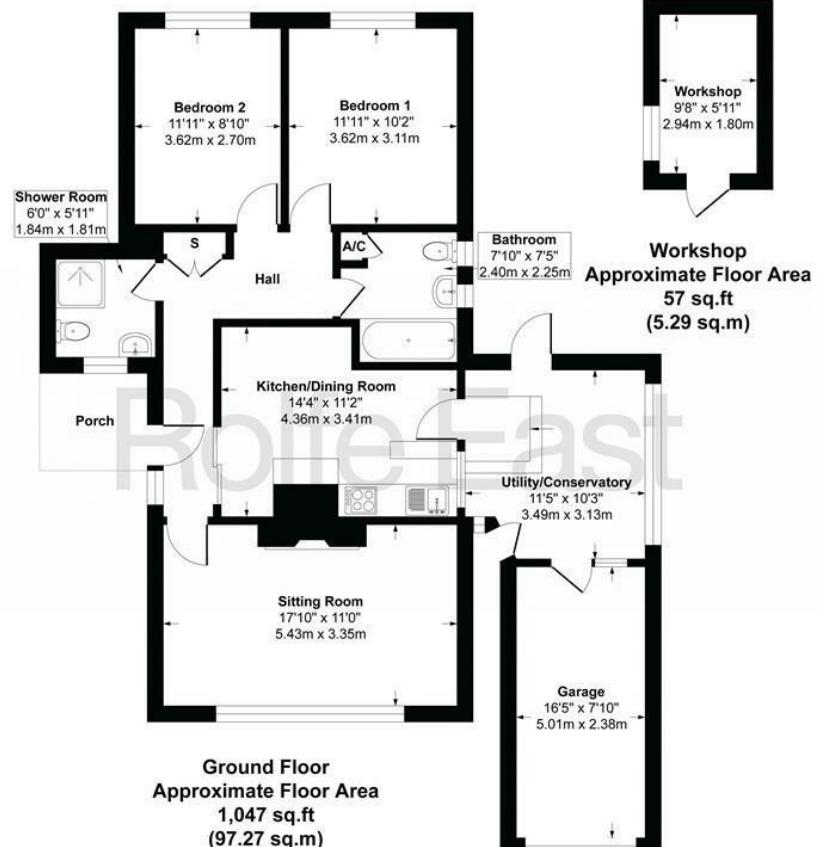
ATTACHED SINGLE GARAGE: 16'7 maximum x 7'9 maximum. Metal up and over door, light and power connected, space for upright fridge freezer. Glazed door leads to the garden room.

REAR GARDEN: 66'6 maximum in-depth x 51'5 maximum in width. This level generous rear garden is laid mainly to lawn and enclosed by timber panel fencing. It offers a good degree of privacy and a sunny easterly aspect. There is an area of shaped lawn, paved patio seating area, inset fishpond, a range of well stocked flower beds and borders enjoying some mature trees and shrubs, rain water harvesting butts, oil tank, outside tap.





## Manor Close, Bradford Abbas, Dorset, DT9



## 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		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	