

# Towers Wills

Town & Country

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34, Ambrose Close, Bradford Abbas, Sherborne,  
Dorset DT9 6RL

Offers Over **£350,000**

Towers Wills are delighted to present to the market this spacious three bedroom detached bungalow, situated in the highly sought-after village of Bradford Abbas and ideally positioned for convenient access to both Yeovil and Sherborne. Offering scope for improvement and extension, as well as alterations to the rear garden, the property benefits from no onward chain, and is presented in very good condition throughout, having been thoughtfully extended over the years to provide generous and versatile living accommodation.

### Accommodation:

In brief, the property comprises an inviting entrance hall leading to a spacious lounge, ideal for both relaxation and entertaining. Across the hall, a separate dining room provides additional reception space and offers access to two well-proportioned double bedrooms, one of which benefits from fitted wardrobes.

To the rear of the bungalow, a well-equipped kitchen features an integrated electric oven, induction hob and under-counter fridge, with further access to a useful utility room offering plumbing and space for a range of white goods. A pedestrian door provides convenient side access to the exterior.

The accommodation is completed by a further generous double bedroom and a modern shower room.

### Outside:

Externally, the rear garden has been designed with ease of maintenance in mind, being predominantly laid to paved patio seating, perfect for outdoor dining, with a summer house positioned neatly in one corner. To the front, the garden is mainly laid to lawn and enhanced by a variety of mature shrubs and flower beds, all enclosed by low brick walling. A driveway provides ample off-road parking for several vehicles and leads to a single garage with up-and-over door and additional pedestrian access.

Properties of this nature rarely become available in Bradford Abbas, and early viewing is highly recommended to fully appreciate the space, condition, and location on offer.

## Key Features

- Detached Bungalow
- Three Bedrooms
- Sought-after Village
- NO ONWARD CHAIN
- Garage & Driveway
- Gardens
- SCOPE FOR IMPROVEMENT AND EXTENSION'

## Contact Us

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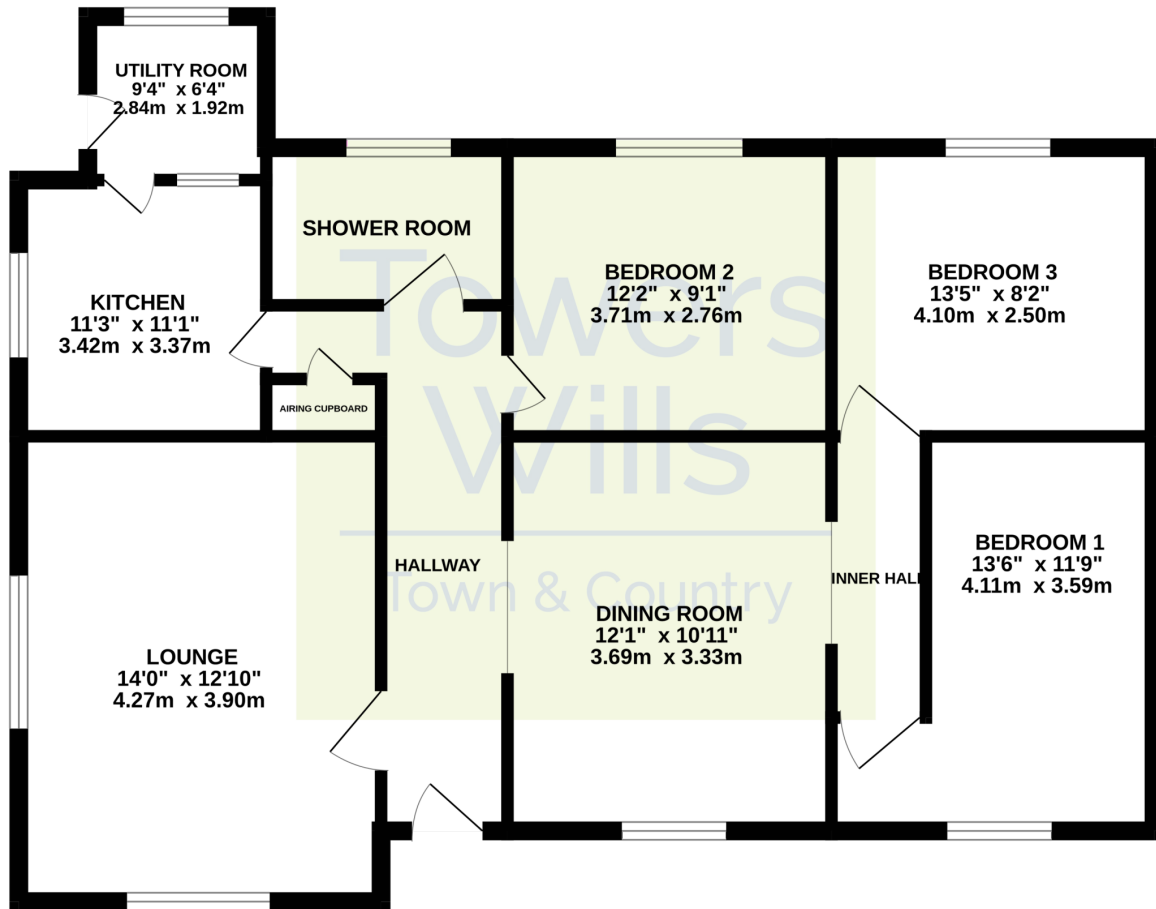
## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	45 E	
21-38	F		
1-20	G		



# Floor Plan

## GROUND FLOOR



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**Towers Wills**

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