



24, Ambrose Close



# 24, Ambrose Close

Bradford Abbas, Sherborne, Dorset DT9 6RL

Yeovil 3 miles. Sherborne 4 miles

A well-presented two-bedroom detached bungalow situated within a popular residential cul-de-sac. The property features a spacious conservatory, driveway parking, a garage, and a private rear garden, offering comfortable single-storey living in a highly desirable Dorset village location. EPC Band E

- Detached Bungalow
- Well Fitted Kitchen
- Wet Room and Separate WC
- Driveway and Garage
- Council Tax Band D
- Sitting Room and Conservatory
- Two Bedrooms
- Front and Rear Gardens
- Freehold

Guide Price £280,000

## SITUATION

24 Ambrose Close is situated within this popular close and within a short walk of the village centre with its well respected primary school, public house and church. For day-to-day needs both Yeovil and Sherborne are within 3 and 4 miles respectively, where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail link to Exeter and London Waterloo.

The surrounding countryside is delightful, with numerous footpaths to explore, and the village is also conveniently located close to Yeovil Golf Club.

## DESCRIPTION

24 Ambrose Close comprises a two bedroom detached bungalow with a brick plinth with rendered and colour-washed exterior elevations and is contained beneath a tiled roof. The property benefits from uPVC double glazed windows and doors, together with oil fired central heating. The accommodation is light and airy with a delightful sitting room to the front, along with a kitchen to the rear and adjoining conservatory. Leading off the inner hall are two bedrooms, a wet room and separate shower room.

Outside there is a lawned garden to the front with a fruit tree, together with a driveway to the side and garage/workshop, which is connected with power and light. The rear garden is fully fenced, laid to lawn, along with a large paved sun terrace.



## ACCOMMODATION

A uPVC door opens into the entrance hallway with a window to side, radiator and electric meter cupboard. The sitting room has a wonderful feature hamstone fireplace (sealed), along with coved and Artex ceiling and two radiators, along with a front window overlooking the garden. To the rear of the bungalow is a well fitted kitchen, comprising; single drainer stainless steel sink with mixer tap and adjoining worktops with cupboard under and dishwasher. A further range of floor and wall mounted cupboards and drawers, together with space and plumbing for a washing machine. Hotpoint electric hob, together with a Smeg oven and grill. Window to side, radiator, along with a window and obscure glazed door to the conservatory, which is glazed on three sides with a glazed door leading to the garden, polycarbonate roof, radiator and electric sockets.

From the kitchen, a glazed door leads into the inner hallway with recessed Trianco oil fired boiler, together with an adjoining airing cupboard with a factory lagged copper cylinder with immersion heater and slatted shelving. Radiator and trap access to the roof void. Wet room with shower and pedestal wash hand basin, along with an obscure glazed window to rear and radiator. Separate cloakroom with low level WC and radiator together with obscure glazed window to rear. Bedroom one enjoys a large picture window to the front, fitted wardrobes to one wall with hanging rail and shelf, along with a further wardrobe with hanging rail and cupboard over and radiator. Bedroom two with radiator and glazed french doors to the rear garden.

## OUTSIDE

The bungalow is set back from the close and is protected by a low brick wall with lawned garden beyond, a fruit tree, double timber gates open onto the concrete driveway providing parking and a wooden gate on the far side of the bungalow with a pathway encircling the property. At the far end of the driveway is the garage, which is accessed via a metal up and over door and is constructed of concrete panels and contained beneath a corrugated asbestos roof. It is connected with power and light, together with a wooden door to the garden. Adjoining the garage, a further gateway opens into the rear garden, which is laid mainly to lawn and is bounded by timber fencing, giving much privacy. Within the garden there is a large paved sun terrace, along with attractive flower and shrub borders and an oil tank to the rear of the garage.

## VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil Office, telephone 01935 475000.

## SERVICES

Mains water, electricity and drainage are connected.

Oil fired central heating

Mobile Coverage : EE, Three, O2 and Vodafone (some services may be limited - Ofcom)

Broadband : Standard, Superfast and Ultrafast (Ofcom)

Flood Risk Status : Very low risk (environment agency)

## DIRECTIONS

What3words:///repair.spared.keys

From Yeovil, head in an Easterly direction towards Sherborne. Having left Yeovil on the A30, and partway up Babylon Hill, turn right signposted Bradford Abbas. Follow the road through the hollow, bearing left and after a short distance, take the first turning right, down into the village. Bear left, passing the village sign, then around a right hand bend taking the 2nd left turning into Ambrose Close. Follow the road around to the left, whereupon no 24 will be seen on the left hand side clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92-100) <b>A</b>                           |         | <b>83</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | <b>53</b>               |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

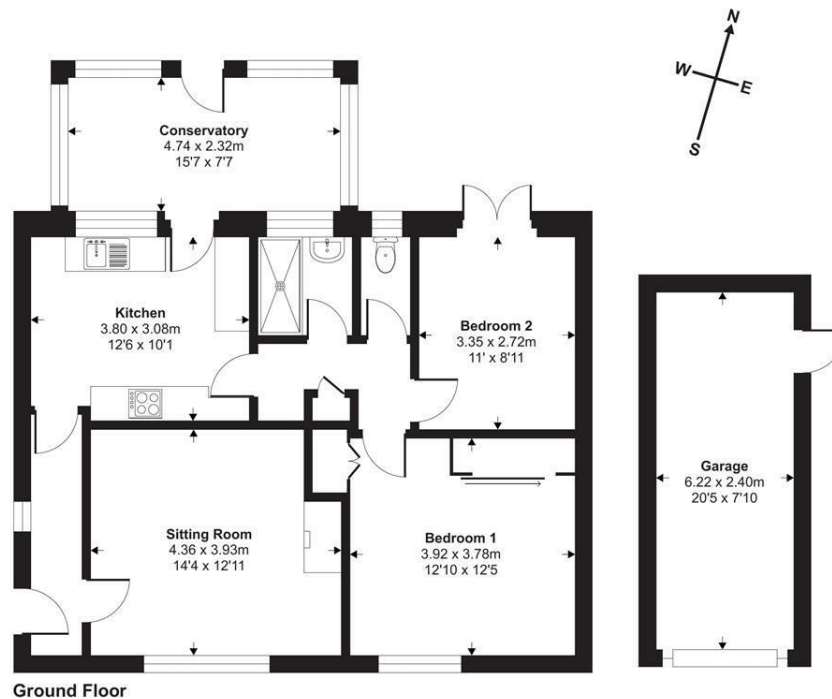
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Approximate Area = 883 sq ft / 82 sq m  
Garage = 161 sq ft / 14.9 sq m  
Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1486292



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