

Property Location

This three-bedroom home is situated in a desirable residential area in Bradford Abbas, Dorset. The village has a primary school, preschool, recreational ground and popular village pub. Nestled in the Dorset countryside close to the Somerset border, benefiting from scenic walks from the doorstep. The market town of Sherborne is a short drive away and offers plenty of independent shops, cafes, restaurants and is well known for its two castles, Abbey and schools. The market town of Yeovil is also a short drive away and offers plenty of amenities including shops, restaurants and a cinema. Nearby railway stations provide direct routes to London (Waterloo), Exeter, Bath and Bristol.

35 Ambrose Close, Bradford Abbas, DT9 6RL

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft
Garage = 31.3 sq m / 337 sq ft
Total = 166.8 sq m / 1795 sq ft

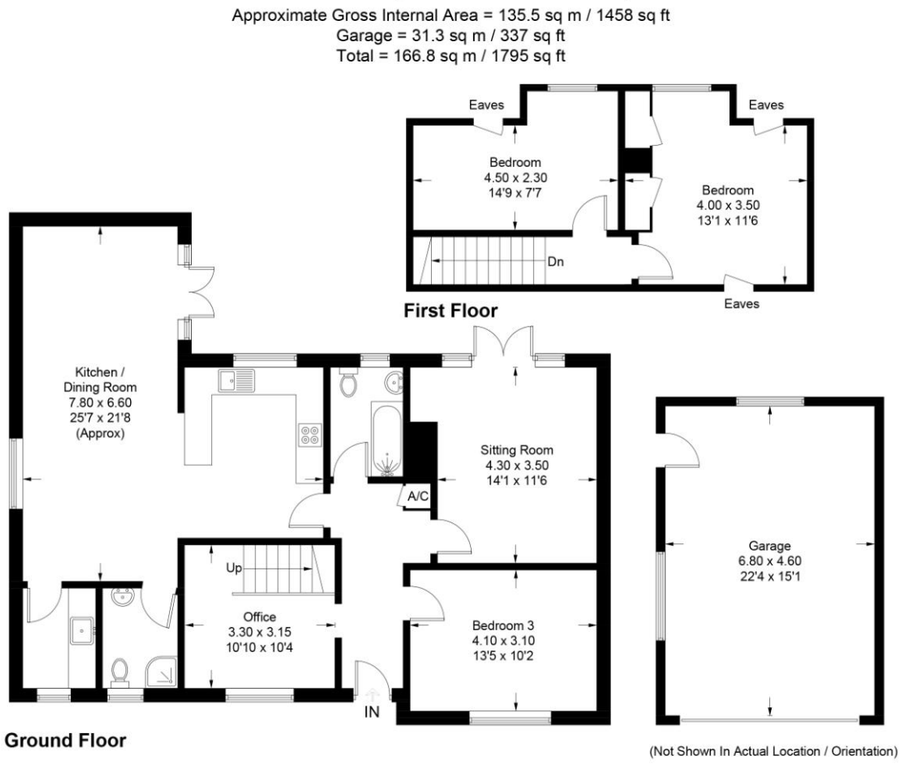


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346559)







The Property Ombudsman

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Ambrose Close, Bradford Abbas

Offers In Region Of £450,000

Martin & Co Yeovil
18 Princes Street ● Yeovil ● BA20 1EW
T: 01935 420555 ● E: Yeovil@Martinco.com

http://www.martinco.com

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35 Ambrose Close
Sherborne
DT9 6RL

Key features:

- Attractive Three-Bedroom Chalet-Style Home
- Tastefully Decorated and Presented Throughout
- Extended Open-Plan Living Space with Underfloor Heating
- Highly Desirable Cul-De-Sac Location
- Double Garage and Driveway Parking
- Modern High-Quality Kitchen and Shower/Bathrooms
- Close to Village Primary School and Recreational Ground
- Peaceful Village Setting with Access to Countryside Walks
- Plenty of Eaves Storage Space
- Ideal Family Home



Why you'll like it

We are pleased to present to the market this wonderfully extended and stylishly presented three-bedroom chalet-style home situated in the sought-after Ambrose Close in the Dorset village of Bradford Abbas. The property features an open-plan kitchen/ dining space, sitting room, bathroom, shower room, three double bedrooms, office, utility, south-facing gardens, double garage and driveway parking. The property benefits from a peaceful village setting while being within close proximity to two bustling market towns. Would make a great family home. Viewing is highly recommended to truly appreciate what this lovely home has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into the central hallway which provides access to the kitchen/living space, sitting room, bathroom, office, downstairs bedroom and the airing cupboard. The hallway is neutrally decorated and has wooden laminate flooring. Stylish solid oak wood doors. Ceiling spotlights. The airing cupboard houses the oil-fired boiler. One radiator.

SITTING ROOM 11' 5" x 14' 1" (3.5m x 4.3m) The sitting room features a centrally positioned electric fireplace with wooden surround and mantelpiece. Double glazed French doors opening into the rear garden. Light grey walls and wooden laminate flooring. Double glazed window to the side of the property. One radiator.

KITCHEN 10' 5" x 14' 1" (3.2m x 4.3m) A modern kitchen complete with a generous mixture of fitted and wall-mounted cabinets and drawers. Ample wooden work surfaces, breakfast bar and inset stainless steel basin and drainer. The kitchen benefits from and integrated dishwasher, double electric oven, electric hob and cooker hood above. Featuring red acrylic splashguards and undercabinet lighting. Neutral walls and tiled flooring. Double glazed window to the rear of the property. Ceiling spotlights. One radiator.

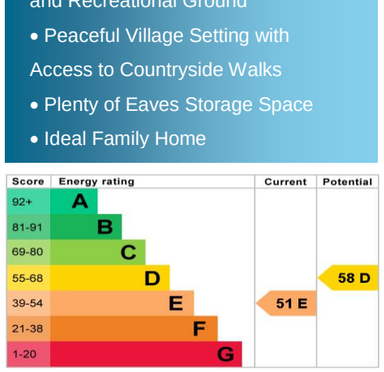
LIVING/DINING ROOM 11' 1" x 25' 7" (3.4m x 7.8m) An open-plan kitchen/living/dining space with beautiful vaulted ceilings and benefiting from underfloor heating. A double-glazed window to the side, Velux above and French doors to the rear allow for floods of natural light into the room creating an airy space perfect for hosting and entertaining. Access to the adjacent utility and shower room. Neutrally decorated walls, wooden laminate flooring and ceiling spotlights. Space for large dining table and separate sitting area.

SHOWER ROOM 7' 2" x 5' 2" (2.2m x 1.6m) A fully-tiled shower room fitted with a three-piece suite comprising of a white w/c, walk-in shower cubicle and hand basin with vanity unit below. Full-length wall-mounted heated towel rail. Obscure double-glazed window to the front of the property. Underfloor heating.









UTILITY ROOM 5' 2" x 7' 2" (1.6m x 2.2m) A convenient utility room fitted with cream-coloured cabinets and drawers. Wooden work surfaces with an inset stainless-steel basin. Space and plumbing for a washing machine. Additional space perfect for coat and shoe storage. Double glazed window to the front of the property. Light grey walls and wooden laminate flooring. One radiator.

BATHROOM 7' 10" x 5' 2" (2.4m x 1.6m) A fully-tiled bathroom fitted with a three-piece suite completed with a white w/c, vanity hand basin and a bathtub with shower unit above. Full-length wall-mounted heated towel rail. Obscure double-glazed window to the rear. Ceiling spotlights.

BEDROOM THREE 10' 2" x 13' 5" (3.1m x 4.1m) A ground-floor double bedroom with light grey decorated walls and wooden laminate flooring. Double glazed window to the front of the property. One radiator.

OFFICE 9' 2" x 10' 9" (2.8m x 3.3m)
A home-office room featuring the open-riser staircase with a handcrafted wooden banister and glass panels. Light grey walls and wooden laminate flooring. Double glazed window to the front of the property. Ceiling spotlights. One radiator.

STAIRS AND LANDING: The stairs rise to the first-floor landing which provides access to the two double bedrooms. Neutral walls and carpet flooring.

BEDROOM ONE 14' 9" x 7' 6" (4.5m x 2.3m) A double bedroom with double glazed window to the rear of the property and boasting picturesque views across the village and further countryside. Neutral walls and carpet flooring. Eaves storage. One radiator.

BEDROOM TWO 11' 5" x 13' 1" (3.5m x 4.0m) A double bedroom with two built-in wardrobe cupboards. Two eaves storage spaces. Light grey walls and carpet flooring. Double glazed window to the rear of the property allowing for lovely views. One radiator.

GARAGE 15' 1" x 22' 3" (4.6m x 6.8m) A double garage with an up-and-over style door to the front. Windows to the rear and side. Door providing access to the rear garden. The garage has lighting and electric supply.

OUTSIDE: To the front of the property is gated driveway parking in front of the double garage. Path leading to the front entrance and gated access to the rear garden. The front garden is laid to lawn with mature bed borders. To the rear of the property is a private and enclosed level south-facing garden laid mostly to lawn. Suntrap patio area with plenty of space for outdoor table and chairs perfect for alfresco dining and entertaining. Garden shed.

MATERIAL INFORMATION:
Council Tax Band: D
Tenure: Freehold
Off-Road Parking and Double Garage
Oil Central Heating/ Underfloor Heating
Oil Tank in Rear Garden (Approx. 3 Years Old)





