

9 White Close

Bradpole Bridport
DT6 3HL



Guide Price £365,000 Freehold

A spacious detached 3 bed bungalow presented in good order with garage and driveway parking occupying a large corner plot in quiet cul-de-sac location



SITUATION: White Close is a quiet cul-de-sac off Wellfields Drive in the heart of the village of Bradpole and occupies a large yet tucked-away corner plot at the head of the close. This is a particularly quiet and secluded location yet close to the centre of the village with its Parish Church, secondary school, recreational grounds, social club, village hall, allotments, bus service and hard walkway/cycle route into Bridport town centre and which also accesses the Co-op and Lidl supermarkets as well as the indoor bowling centre.

The location lies some 2 miles from the centre of the vibrant town of Bridport with its mainly individual shops boosted by a twice-weekly street market, art centre, Electric Palace theatre/cinema, artists' and vintage quadrant, community orchard and Leisure Centre with indoor swimming pool. There are many sporting, cultural and musical organisations and clubs suiting most leisure interests and a well supported U3A group.

The coastal village of West Bay lies some 4 miles to the south with its fishing and boating harbour, beaches, marine pursuits and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a detached bungalow built in the mid-1970's of traditional construction featuring brick elevations under a concrete tiled roof. It benefits from uPVC double-glazed windows, soffits and bargeboards and enjoys views from the principal rooms to the east to Boarsbarrow and other hillsides, together with mains gas central heating. It occupies a generous corner plot with garage and long driveway with open-plan garden to the front and good-sized, enclosed rear garden with patio, lawns and allotment garden area.

The property has been considerably updated over the years and is now presented in excellent order and is offered if necessary, with no forward chain.

DIRECTIONS: From the centre of Bridport travelling along the Beaminster Road, proceed into Bradpole and turn right into Shoe Lane (before the Kings Head pub) and take the first left into Wellfields Drive. Continue into the estate and keep straight on and then turn left into White Close. Proceed to the end of the close when No 9 will be seen on the left hand side tucked into the corner.

THE ACCOMMODATION comprises the following:

A CONSERVATORY/PORCH with half-walls and uPVC double-glazed windows, shaped roof and entrance door opening from the outside. This is a very useful area as a boot room/entrance way or for sitting in and enjoying the easterly views and sunshine. Main front door opening to:

ENTRANCE HALL with double, louvre-doored storage cupboard and access trap to roof space.

'L'-SHAPED LIVING/DINING ROOM with engineered oak flooring, double doors opening into the garden, window into the porch and open doorway into the:

KITCHEN which is well fitted with a range of fairly modern units comprising wall-mounted and base cupboards and drawers with a worksurface extending incorporating a single drainer one-and-a-half bowl sink unit with window overlooking the rear garden, hob and oven with cooker hood over, plumbing for washing machine, space for fridge/freezer, ceramic tiled floor and internal raised panes carrying light through.

BEDROOM 1: A double bedroom with window to the north overlooking the rear garden and with dressing room/storage area off.

BEDROOM 2: A second double bedroom with double-doored wardrobe cupboard and window to views to the east. Vaillant gas boiler in cupboard housing.

BEDROOM 3/STUDY with window to the easterly views.

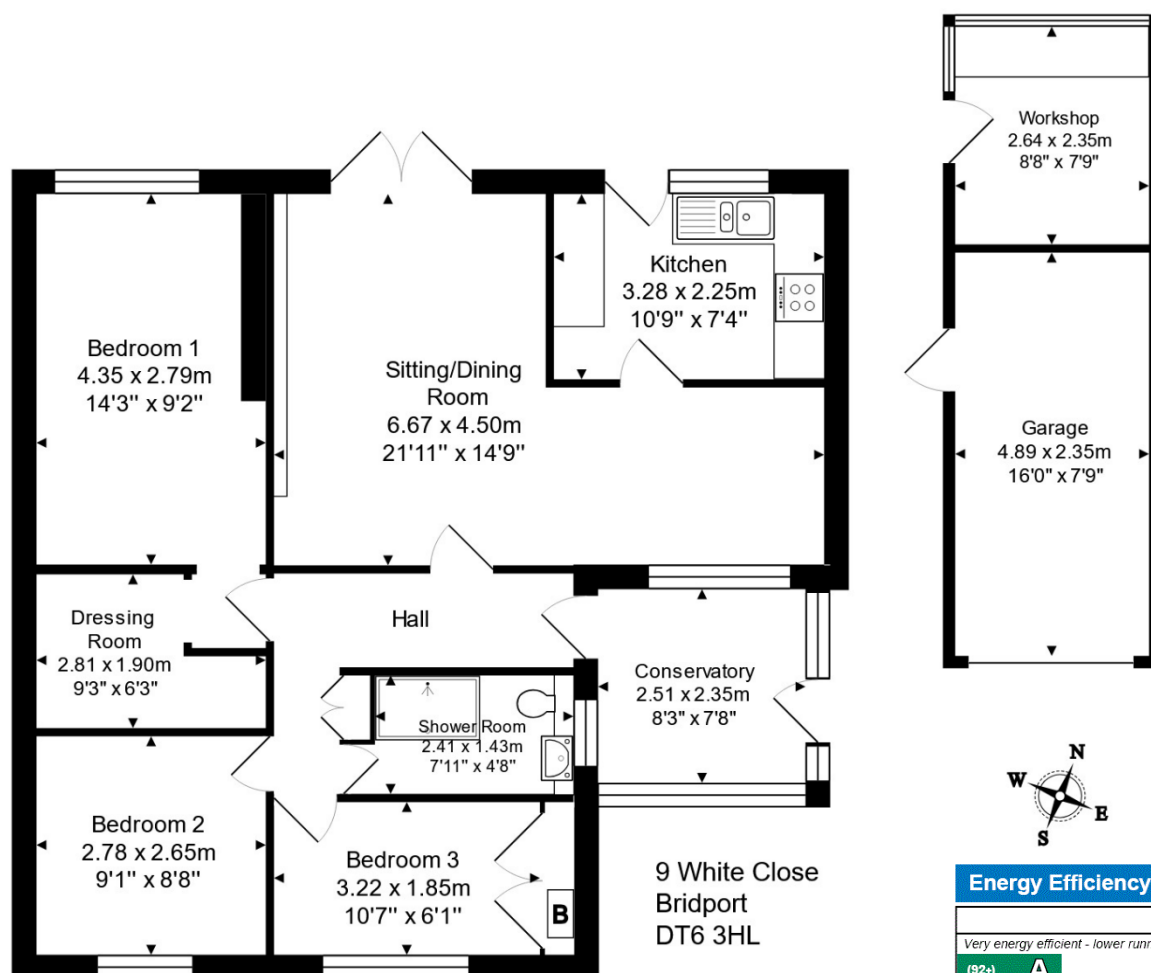
BATHROOM with large shower cubicle and double shower heads over, basin and WC in cupboard housing, concealed ceiling downlighters, attractive tiled walls, obscure-glazed window, large ladder radiator/towel rail.

OUTSIDE

There is an attractive part-bricked driveway providing parking for several cars and leading to a **DETACHED GARAGE** providing a **WORK FROM HOME OFFICE/STUDIO** with storage area. There is also an adjoining **POTTING SHED**.

At the rear is a well fenced garden with rear access gate and this rear garden provides a large terraced area with easy step leading down to a lawned area with herbaceous borders and an allotment-style garden area with raised beds.

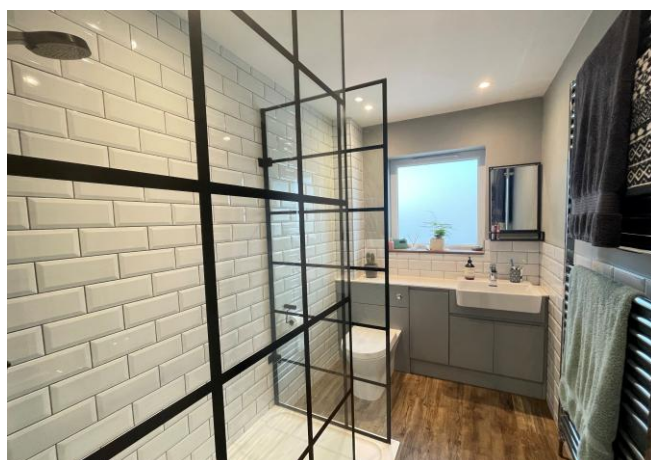
SERVICES: All mains services are provided. Council Tax Band D. Fibre Broadband to the cabinet with Openreach approx up to 76* Mbps download speed. Limited mobile phone signal from most main providers.
TC/CC/KEA25003/12125



Total Area: 81.1 m² ... 873 ft² (excluding garage, workshop)

Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.