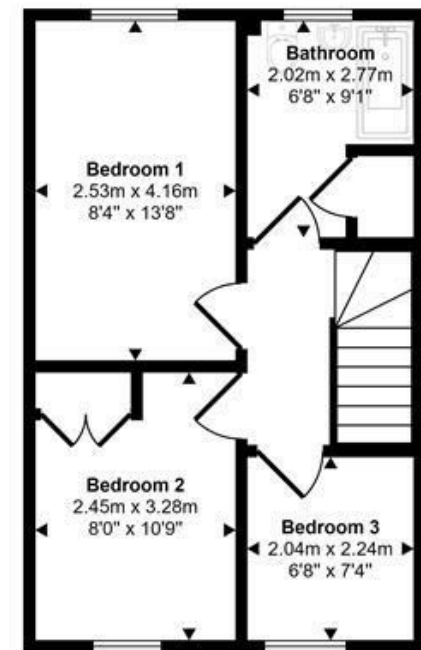


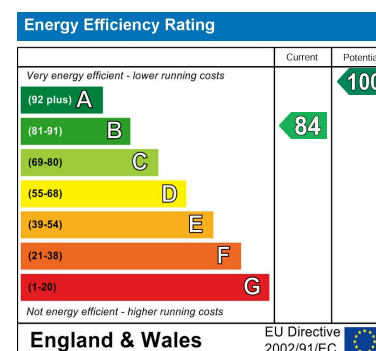


Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Everlanes Close
Milborne Port

Asking Price
£270,000

A fabulous semi detached family home offering well proportioned, bright accommodation with three good sized bedrooms, potential to work from home and enjoying a quiet location in a small development on the fringe of this popular village. The property boast some countryside views and is within reach of all the village's amenities. Milborne Port caters well for everyday essentials with a butchers, Co-op store, fish and chip shop, doctor's surgery and pharmacy. There is also a vets, primary school, high end restaurant and public houses. Just three miles away is the historic town of Sherborne where there is a mainline railway station. The property was built about nine years ago and has been a very much loved and enjoyed family home to our sellers, since new. During this time it been extremely well maintained and improved with the creation of a third bedroom, new flooring and the addition of a cabin with light and power, which offers the potential as work from home space. The property also benefits from dual zone gas fired central heating and uPVC double glazing. This lovely home provides comfortable accommodation and an ideal first time home or first time family and would also lend itself to many other needs. A viewing is absolutely essential to fully appreciate the size of the rooms, internal layout and the location. An early viewing is strongly urged to avoid missing out on the chance to be the next owner.

The ground floor accommodation consists of welcoming entrance hall, bright and roomy combined sitting and dining room, kitchen fitted with plenty of cupboards and some built in appliances and cloakroom. On the first floor there is the family bathroom and three good sized bedrooms. Outside, there is parking for two cars on the side drive and an enclosed garden with cabin and attached store.

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ACCOMMODATION

Ground Floor

Entrance Hall

Part glazed uPVC front door with peep hole opens into a welcoming entrance hall. Ceiling light. Central heating programmer/thermostat. Part wood panelled walls. Radiator. Power points. Built in cupboard with shelves. Wood effect laminate flooring. Stairs rising to the first floor and white panelled doors to the cloakroom, kitchen and to the:-

Sitting/Dining Room

Double doors with full height windows to either side opening to the rear garden. Ceiling light. Upright radiator. Power, telephone and television points. Door to under stairs storage cupboard. Wood effect laminate flooring.

Kitchen

Window with Georgian style bar to the front aspect. Ceiling light. Radiator. Power points. Wall cupboard housing the gas fired central heating boiler. Fitted with a range of soft closing Shaker style kitchen units consisting of floor cupboards, separate drawer unit, tall larder cupboard with shelves and eye level cupboards. Good amount of wood effect work surfaces with matching upstand, tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Space for a fridge/freezer and tumble dryer. Space and plumbing for a washing machine. Tile effect vinyl flooring.

Cloakroom

Obscured glazed window with tiled sill to the front elevation. Ceiling light. Electrical consumer unit. Radiator. Fitted with a low level WC with dual flush facility and pedestal wash hand basin with tiled splash back. Wood effect laminate flooring.

First Floor

Landing

Stairs rise and curve up to the galleried landing with part wood panelled walls on the staircase. Ceiling light. Access to the part boarded loft space. White panelled doors to all rooms.

Bedroom One

Window with partial countryside view to the rear. Ceiling light. Radiator. Central heating programmer/thermostat. Power points.

Bedroom Two

Window to the front aspect. Ceiling light. Part wood panelled walls. Radiator. Power points. Built in double wardrobe with hanging rail and shelf.

Bedroom Three

Window to the front aspect. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Extractor fan. Chrome heated towel rail. Fitted with a modern suite consisting of low level WC with dual flush facility and shaver socket to the side, pedestal wash hand basin and bath with mixer tap and choice of monsoon or hand held shower head and full height tiling to the surrounding walls. Storage cupboard fitted with shelves and hanging rail. Tile effect vinyl flooring.

Outside

Parking and Garden

6'10" x 12'7"

To the side of the house there is a tarmac drive with space to park two cars. A gate from the drive opens to the rear garden. This is laid to lawn with a paved seating area and path that leads to the cabin and store. The cabin (2.08m x 3.84m - 6'10" x 12'7") is a great addition and provides a work from home space - fitted with light and power (own consumer unit) plus double doors to the front opening to the rear garden. If someone prefers a larger garden the cabin can be removed to create a large decked area. There is a good sized store attached to the cabin.

Useful Information

Energy Efficiency Rating B

Council Tax Band B

uPVC Double Glazing

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

Directions

From Henstridge A30 Crossroads

At the A30 crossroads in Henstridge continue heading towards Sherborne. At Milborne Port take the second right into North Street then take the fourth turning right into Wheathills Lane. Take the third turning right into Everlanes Close where the property will be found on the left hand side. Postcode DT9 5FT.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.