



Instinct Guides You



## Ellerslie Close, Charminster, Dorchester £300,000

- Three Double Bedrooms
- Powered Garage with power & Parking for Two
- No Onward Chain
- Detached Bungalow
- Large Lounge
- Charminster Village



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This detached bungalow with NO ONWARD CHAIN boasts a spacious lounge/diner, front and rear gardens, a stylish kitchen, THREE DOUBLE BEDROOMS, a GARAGE, and parking for two vehicles.

Upon entering through the porch, you're greeted by a generous hallway. To the right, the bright and airy dual-aspect lounge/diner offers abundant natural light and plenty of room for both relaxing and entertaining.

The galley kitchen is thoughtfully designed, combining style and practicality, and includes a generously sized pantry for extra storage. From the kitchen, an inner hallway leads to three well-proportioned double bedrooms, each with ample space for wardrobes and furnishings. Bedroom One is a standout, featuring direct access to the rear garden.

The bathroom is fitted with a shower over the bath, a wash basin, and a toilet.

Externally, the property benefits from lawned front and rear gardens, alongside off-road parking for two vehicles. The garage is equipped with power, providing added convenience and versatility.

Located in the delightful village of Charminster, just two miles from Dorchester, this home offers the perfect balance of peaceful village with community at the hub with public houses, one an eatery, school and village hall. With scenic river walks, historic charm, and a strong community spirit, Charminster is truly a wonderful place to call home.

## Room Dimensions

Lounge/Diner 18'6" x 14'7" max (5.66 x 4.45 max)

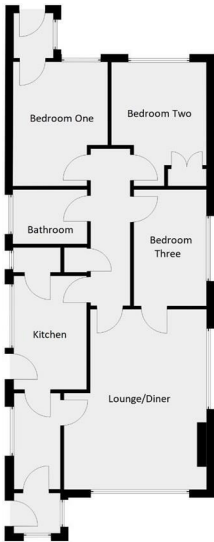
Kitchen 11'8" x 7'5" (3.56 x 2.27)

Bedroom One 13'10" x 9'8" max (4.24 x 2.95 max)

Bedroom Two 11'9" x 9'8" max (3.60 x 2.96 max)

Bedroom Three 11'11" x 7'5" (3.65 x 2.28)

Bathroom 7'7" x 5'6" (2.32 x 1.70)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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