



Connells

Hilltop Cottages
Pulham Dorchester



Property Description

A four bedroom semi-detached house set in the village location of Pulham. On the ground floor the property consists of lounge, kitchen, separate dining room, utility room and downstairs cloakroom. Upstairs are the four bedrooms and family bathroom. Outside the property is gated to the front with ample parking for up to four cars and a double garage. To the rear there is a garden which is mainly laid to lawn with summer house, timber shed and a green house.

Entrance Hall

Two double glazed windows to the front and UPVC double glazed door to the side, electric consumer unit and a radiator.

Dining Room

13' 4" max x 11' 11" (4.06m max x 3.63m)

Double glazed window to the front and a multifuel burner.

Lounge

15' 1" x 11' (4.60m x 3.35m)

Double glazed window to the side, double glazed patio doors to the rear, television aerial socket and a radiator.

Kitchen

16' 2" x 8' 10" plus recess (4.93m x 2.69m plus recess)

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces, pantry, Neff double oven, induction hob, space for an American style fridge/freezer, stainless steel sink and drainer, pantry and kick board heating.

Utility Room

8' 4" max x 7' 2" max (2.54m max x 2.18m max)

UPVC double glazed door and window to the rear, work surfaces, oil fired central heating boiler and plumbing for a washing machine.

W / C

WC, wash hand basin with tiling to splash back and an extractor fan.

Landing

Access to the loft.

Bedroom One

13' 4" max x 10' 11" (4.06m max x 3.33m)

Double glazed window to the front, fitted wardrobes and a radiator.

Bedroom Two

11' 1" x 6' 6" (3.38m x 1.98m)

Double glazed window to the rear, radiator and airing cupboard housing the hot water tank.

Bedroom Three

11' 1" x 6' 10" (3.38m x 2.08m)

Double glazed window to the rear and a radiator.

Bedroom Four

9' 3" max x 8' max (2.82m max x 2.44m max)

Double glazed windows to the front and side, radiator and access to the loft behind a cupboard with a ladder.

Bathroom

10' 6" x 6' 10" (3.20m x 2.08m)

Double glazed window to the rear, shower cubicle, bath with mixer taps and shower attachment, WC, wash hand basin and a heated towel rail.

Front Of Property

The front of the property is gated with parking for 3/4 cars, apple trees and flower beds.

Double Garage

20' 2" x 17' 1" (6.15m x 5.21m)

Up and over doors, single glazed window to the rear and two to the front, garden door, power and lighting.

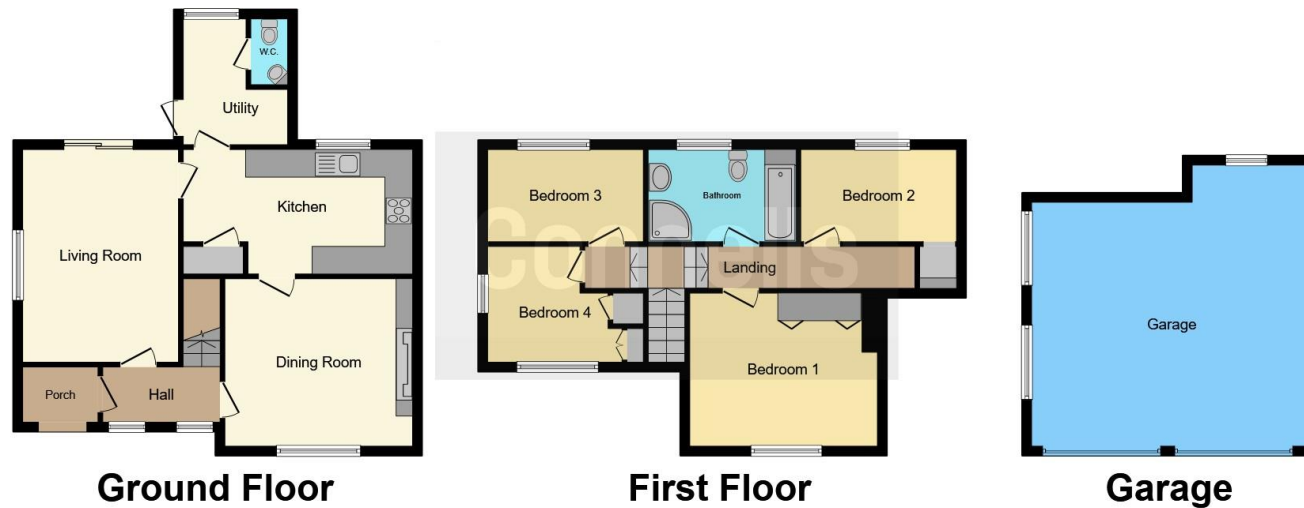
Garden

The garden is mainly laid to lawn and spreads to three sides of the property and comes with flower beds, productive vegetable patch, summer house, timber shed and a greenhouse.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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