

Property Description

This substantial four bedroom detached home is located in the sought after village of Martinstown, just a short drive from Dorset's county town of Dorchester. The property offers spacious living accommodation on both first and ground floors including; four double bedrooms, kitchen, shower room, bathroom and generous open plan lounge/diner. The property further benefits from off-road parking for several cars on a brick paved drive to the front. There is also vehicular access to the rear accessed via a gate opening to gravel drive, garage and workshops. The spacious rear garden is approximately 40m x 130ft in length and backs onto a national cycle path.

Entrance Hall

Double glazed door to the side, storage cupboard and airing cupboard, radiator, telephone point, stairs to the first floor and doors to the lounge/dining room, kitchen, bedrooms 1 and 2, bathroom and separate shower room.

Lounge/dining Room

19' 8" x 17' 10" (5.99m x 5.44m)

Double glazed window to the rear, open fireplace with hearth, two radiators, television aerial socket, wall lights, serving hatch through to the kitchen, door to the entrance hall and double glazed patio doors opening directly to the rear garden.

Kitchen

14' 2" x 9' 6" (4.32m x 2.90m)

Double glazed window to the side, fitted kitchen with wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer inset, electric oven and hob with extractor hood over, space and plumbing for washing machine, dish washer and tumble drier, space for under counter fridge/freezer, serving hatch through to the lounge/dining room, telephone point, an additional stainless steel sink and drainer, oil boiler, door to the entrance hall and double glazed door to the side.

Bedroom 1

9' 9" x 9' 8" (2.97m x 2.95m)

Double glazed window to the front, wardrobe, vanity unit with hand wash basin inset, radiator, wall lights and door to the entrance hall.

Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed window to the front, wardrobe, vanity unit with hand wash basin inset, radiator, wall lights and door to the entrance hall.

Bathroom

Double glazed window to the side, bath, fitted vanity unit with hand wash basin inset, WC, bidet, part tiled, radiator, extractor fan and door to the entrance hall.

Separate Shower Room

Double glazed window to the side, shower cubicle, radiator, extractor fan and door to the entrance hall.

Landing

Stairs from the entrance hall, double glazed skylight window, ample eaves storage and doors to bedrooms 3 and 4 and the WC.

Bedroom 3

16' x 11' 7" (4.88m x 3.53m)

Double glazed window to the rear, wardrobes, ample eaves storage, radiator and door to the landing.

Bedroom 4

13' 11" x 11' 7" (4.24m x 3.53m)

Double glazed window to the front, ample eaves storage, radiator and door to the landing.

Wc

Double glazed skylight window, hand wash basin, WC, radiator and door to the landing.

Outside Space

Front Garden

Driveway parking for several vehicles bordered with mature hedges. A pathway leads to the side and entrance doors.

Rear Garden

Well landscaped with gravel pathways and areas laid to lawn with attractive areas for mature shrub borders and trees. There are two storage sheds and the pathway leads to the garage/workshop and there is also a vehicular access to the garage.

Outbuilding

The outbuilding has power and lighting and is divided in to three spaces-

Garage - 19'07 x 10'00

Workshop - 13'05 x 10'02

Workshop - 10'02 x 9'07

Agent's Notes

Broadband: Fibre to the premises is available offering up to 900Mb though not currently connected.

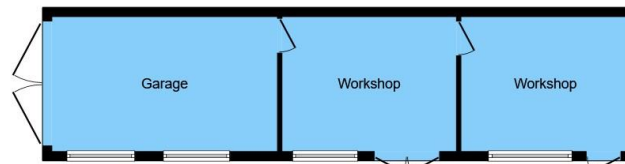






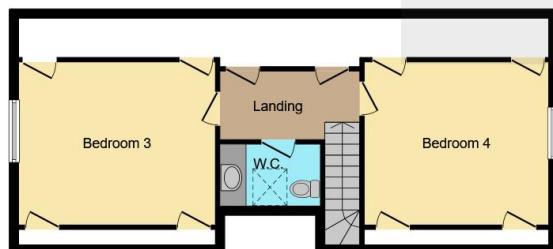


Ground Floor



Outbuilding

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First Floor

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EPC Rating: D

Tenure: Freehold

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