



Connells

Manor Farm Close
Maiden Newton Dorchester



Property Description

An attractive end of terrace home consisting of a fitted kitchen with a variety of wall and base cupboards, an open plan dining room leading to a spacious lounge, a cloakroom for ease and the added bonus of a conservatory offering an additional reception room. From the entrance hall there are stairs leading up to the first floor landing where there are doors leading to all three bedrooms and the family bathroom. The master bedroom benefits and ensuite shower room and there is access to a partially boarded loft with a pull down ladder and an airing cupboard housing the electric wet system central heating boiler. To the front of the property there is a wall enclosed garden with a path leading to the front door, a parking space opposite under a single carport and a separate designated parking space in the car park. The rear garden is private and secure, there is an area laid to lawn and a patio seating area perfect for pots and outdoor dining.

Entrance Hall

Double glazed door to the front, telephone point and radiator and doors leading to the kitchen, dining room and cloakroom. Stairs to the first floor landing.

Cloakroom

WC, wash hand basin, extractor fan, radiator and door leading to the entrance hall.

Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)

A fitted kitchen with a variety of wall and base cupboards, work surfaces, 1 1/2 bowl stainless steel sink with drainer inset, electric oven with electric hob and cookerhood over, plumbing for a dishwasher and washing machine, radiator, double glazed window to the front and door leading to the entrance hall.

Dining Room

14' 6" x 7' 11" (4.42m x 2.41m)

Double glazed window to the side, understairs cupboard, radiator, open to the lounge with door leading to the entrance hall.

Lounge

17' 10" Plus recess x 11' 8" Plus recess (5.44m Plus recess x 3.56m Plus recess)

Double glazed window to the rear, electric fire, television point, telephone point, Open to the dining room and door leading to the conservatory.

Conservatory

11' Plus door recess x 7' 7" Plus door recess (3.35m Plus door recess x 2.31m Plus door recess)

Door leading from the lounge into a spacious conservatory with a double glazed french doors to the garden and power points.

Landing

Stairs from the entrance hall, loft access to a partially boarded loft with pull down ladder,

airing cupboard housing electric central heating system, doors leading to all three bedrooms and the family bathroom.

Bedroom One

14' 5" Plus door recess x 11' 4" Plus door recess (4.39m Plus door recess x 3.45m Plus door recess)

Door from the landing, double glazed window to the rear, television point, radiator and door to ensuite shower room.

Ensuite

Door from the master bedroom, shower cubicle, wash hand basin, WC, extractor fan, radiator and double glazed window to the side.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Door from the landing, double glazed window to the side, television point and radiator.

Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m)

Door from the landing, television point, telephone point, double glazed window to the rear and radiator.

Bathroom

Door from the landing, double glazed window to the front, bath with shower over, WC, wash hand basin, extractor fan and radiator.

Front Garden

To the front of the property there is an

attractive wall enclosed garden with a path leading to the front door.

Rear Garden

An enclosed rear garden with the added bonus of side access, an area laid to lawn and a patio seating area perfect for pots and outdoor dining.

Carport

Directly opposite the front of the property there is a car port with a car parking space under plus a separate designated and numbered space in the car park.









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