



**Connells**

Blagdon View  
Winterbourne Steepleton Dorchester



### Property Description

Situated in the ever-popular village of Winterbourne Steepleton lies this three bedroom home. The property lies on a substantial plot with generous gardens both front and rear with huge potential to further landscape. The property has been modernised by the current owners to create the ideal family home comprising three generous bedrooms, family bathroom, kitchen-diner and lounge.

### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and door leading to the lounge.

### Lounge

13' 10" x 13' 7" ( 4.22m x 4.14m )

Double glazed window to the front, understairs cupboard, radiator, telephone point, television aerial socket and door to the kitchen/diner and entrance hall.

### Kitchen

16' 10" x 8' 2" ( 5.13m x 2.49m )

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, electric oven and hob, plumbing and space for washing machine, wall mounted gas combi boiler and doors to the lounge, bathroom and double glazed door to the rear.

### Bathroom

Double glazed window to the side, wet room, wash hand basin, WC, radiator, extractor fan and doors leading to the kitchen with a double glazed door leading to the rear.



## Landing

Stairs from the entrance hall, double glazed window to the side, laddered access to a partially boarded loft space with light and doors to all three bedrooms.

## Bedroom 1

13' 9" x 10' 5" ( 4.19m x 3.17m )

Double glazed window to the front, built in wardrobe, radiator and door to the landing.

## Bedroom 2

11' 10" x 8' 3" ( 3.61m x 2.51m )

Double glazed window to the rear. radiator and door to the landing.

## Bedroom 3

8' 4" x 8' 3" ( 2.54m x 2.51m )

Double glazed window to the rear, radiator and door to the landing.

## Front Garden

To the front there is a vast area laid to lawn with a driveway leading to the side of the property.

## Rear Garden

The rear garden is enclosed and there is a landscaped patio seating area perfect for pots and outdoor dining with a large, elevated lawn with huge potential to further landscape. There is a spacious outbuilding ideal for storage with a side access door and window to the side.

There is a right of way side access gate for the direct neighbour across the path leading along the front and rear of the property.

## Parking

Driveway leading to the side of house and parking.

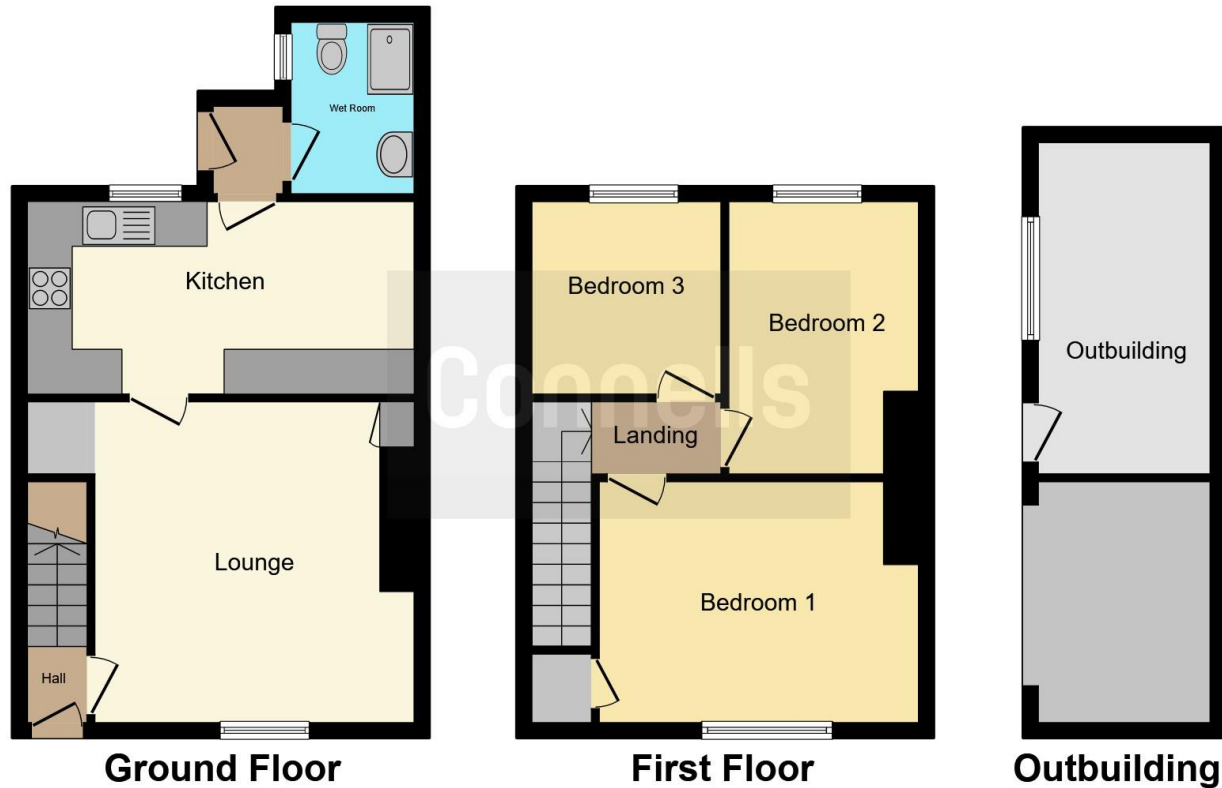
## Agents Note

This property is subject to an overage which can have implications for some mortgage lenders. Please enquire to discuss in further detail.









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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: DCH308420 - 0004