



Connells

Artisan Drive
Charminster Dorchester



Property Description

A meticulously designed, spacious detached home situated within the sought after development of Charminster Farm. From the entrance there is access to the dual aspect lounge and the quality modern fitted kitchen/dining room. Both boasting French doors leading out to a private rear garden, perfect for entertaining and summer dining. There is the added bonus of access to a detached and spacious garage plus an area laid to gravel behind perfect for pots. On the ground floor there is also a utility room and cloakroom for ease. Stairs from the entrance hall lead up and onto a landing where there are doors to all three double bedrooms, the master bedroom of which benefits from an impressive triple door built in wardrobe and an ensuite. This property also offers driveway parking for 2/3 cars in front of the detached garage.

Entrance Hall

Double glazed door to the front, radiator, fitted carpet, stairs to the first floor with understairs cupboard and doors to the kitchen/diner, lounge and the cloakroom.

Cloakroom

Wash hand basin with tiled splashback, WC, radiator, extractor fan, luxury vinyl flooring and door to the entrance hall.

Lounge

20' 6" x 11' 2" (6.25m x 3.40m)

Double glazed window to the front, fitted carpet, radiator, telephone point, television aerial and sky sockets, double glazed French doors to the rear and oak door to the entrance hall.

Kitchen

20' 6" x 11' 2" (6.25m x 3.40m)

Double glazed window to the front. Individually designed and high quality fitted kitchen with wall and base units, quartz work surfaces with stainless steel sink and drainer inset, integrated eye level electric oven/grill, separate ceramic induction hob with extraction hood above, integrated dishwasher and fridge/freezer, radiator, spotlights, double glazed French door to the rear and doors to the entrance hall and utility room.

Utility Room

6' 2" x 6' 5" (1.88m x 1.96m)

Base units with laminated work surfaces over, stainless steel sink and drainer inset, plumbing and space for washing machine, central heating Logic combi boiler, spotlights, double glazed door to the rear and door to the kitchen/diner.

Landing

Stairs from the entrance hall, double glazed window with wooden shutters to the front, fitted carpet, radiator, airing cupboard with radiator and shelf and doors to all three bedrooms and bathroom.

Bedroom 1

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to the front with wooden shutters, built in double wardrobe with hanging rail and shelving, radiator, telephone point, television aerial socket, USB ports, door to the landing and door into the ensuite.

Ensuite

Double glazed privacy glass window to the rear, double walk in shower cubicle, wash hand basin with cupboard under, WC, part tiled Porcelanosa walls and ceramic tiled flooring, wall mounted heated mirror with LED light and shaver point, heated chrome towel rail and door into the bedroom.

Bedroom 2

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window to the rear, fitted carpet, radiator, television aerial socket, access to an insulated loft space with light and door to the landing.

Bedroom 3

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to the front with wooden shutters, fitted carpet, radiator, telephone point, television aerial socket and door to the landing.

Bathroom

Double glazed privacy glass window to the rear, bath with shower attachment over, wash hand basin with cupboard below, wall mounted heated mirror with fitted light and shaver point, WC, part tiled Porcelanosa walls and ceramic tiled flooring, heated chrome towel rail, extractor fan and door to the

landing.

Front Garden

Driveway parking for 3 vehicles in front of a detached garage.

Rear Garden

A south easterly facing garden with double glazed French doors from both the lounge and the kitchen/diner leading out to a large patio area, perfect for pots and outside dining. There is an area laid to lawn, a private graveled area . There is an outside tap, outside lighting, four double external power supply points and a side access gate. The garden is fully enclosed with a door that leads into the garage.

Garage

20' 5" x 10' 8" (6.22m x 3.25m)

Spacious with an impressive ceiling height, up and over door, power, power for car charging point, lighting and a double glazed door leading to the rear garden.

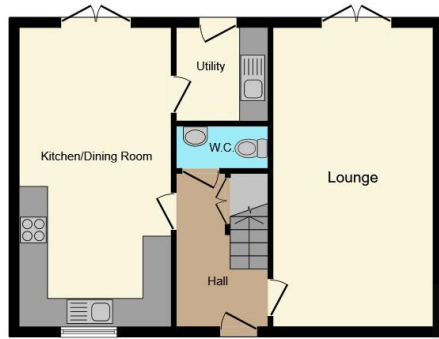
Agents Notes

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





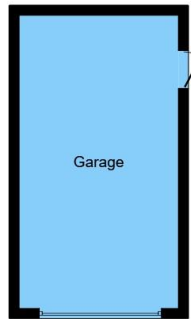




Ground Floor



First Floor



Garage



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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Property Ref: DCH308551 - 0003