



Connells

Cowleaze
Martinstown Dorchester



Property Description

Situated in the ever-popular West Dorset village of Martinstown, lies this stunning four bedroom detached family home. Martinstown as a village benefits from a village shop/post office, public house, church and soon to be re-instated bus route while being just 4 miles from Dorsets County Town, Dorchester which offers a huge range of amenities. The property itself comprises four well-proportioned bedrooms on the first floor as well as a family bathroom. While on the ground floor there is a light and airy lounge, kitchen-diner, cloakroom, utility and garden room. The property further benefits from driveway parking, a garage and well-maintained gardens both front and rear.

Entrance Hall

Double glazed door to the side, a radiator and an understairs cupboard.

Downstairs Cloakroom

Part tiled with a WC, a wash hand basin, double glazed window to the side, a towel rail radiator and a shower cubicle.

Lounge

18' x 13' 7" (5.49m x 4.14m)

Double glazed window to the side and a double glazed bay window to the front, a radiator under each window, telephone and television sockets with newly fitted carpets to the lounge, stairs and hallway landing.

Kitchen

18' x 9' 4" (5.49m x 2.84m)

Fitted kitchen with a range of base and wall units, part tiled with a 1 1/2 bowl stainless steel sink and drainer, an integrated electric Neff oven, an integrated Neff microwave, an electric induction hob, a cooker hood, plumbing for a dishwasher, a radiator and a door to the garden room.

Garden Room

9' 3" x 6' 1" (2.82m x 1.85m)

Fully renovated with insulated floor, walls and ceiling, new external cladding and tiled roof with a double glazed Velux roof light, double glazed windows to the rear and the side, double glazed patio doors and a glazed door to the utility room.

Utility Room

10' 9" x 7' (3.28m x 2.13m)

Newly created utility room with a range of wall and base units, stainless steel sink and drainer, towel rail radiator, gas boiler housing and door to the garage.



First Floor Landing

Airing cupboard and loft access.

Bedroom 1

15' 1" x 9' 5" (4.60m x 2.87m)

Double glazed window to the side, a newly fitted wardrobe and a radiator.

Bedroom 2

8' 3" x 12' 10" (2.51m x 3.91m)

Double glazed window to the side, a built in wardrobe, a radiator and a built cupboard utilising the storage space over the stairs

Bedroom 3

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to the rear, a built in wardrobe and a radiator.

Bedroom 4

8' 3" x 6' 8" (2.51m x 2.03m)

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the rear, part tiled with a WC, a wash hand basin, a bath, a shower cubicle and a towel rail radiator.

Front Garden

Lawn with flower beds and a side gate to the rear garden.

Rear Garden

Patio, lawn, flower beds, a side access gate and a netted area with raised beds and fruit bushes.

Garage

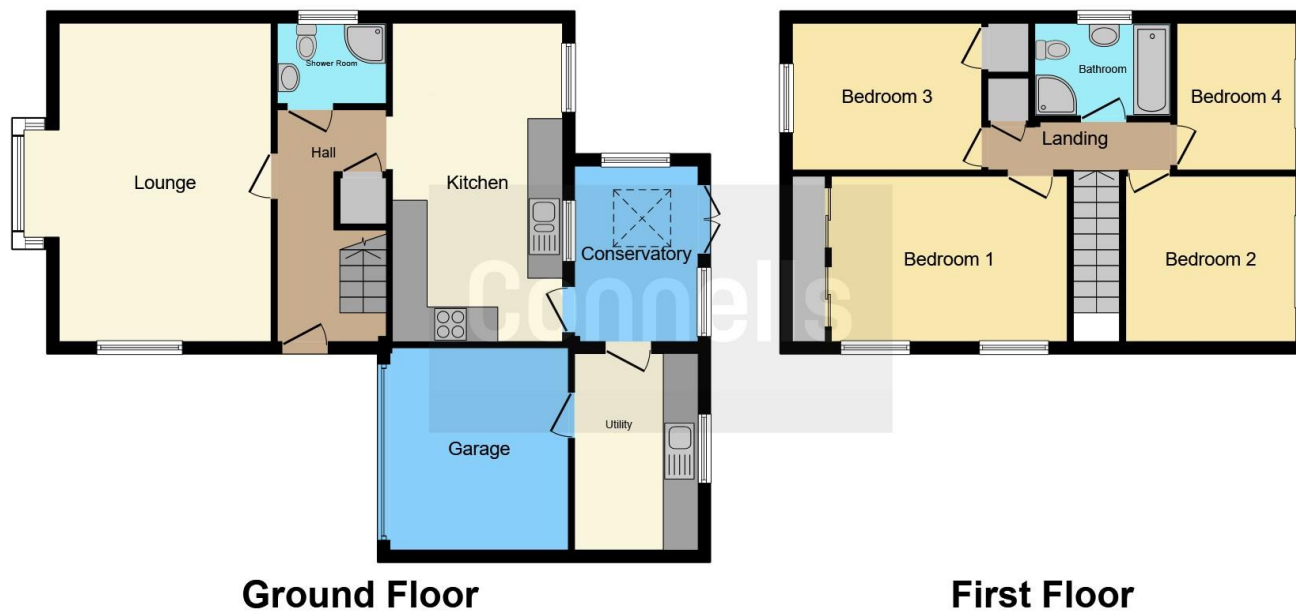
11' 5" x 9' 9" (3.48m x 2.97m)

With an electric roller shutter garage door, double glazed window to the front, with power and a light.

Parking

Driveway via a dropped kerb for parking of 2 cars plus.





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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