



**Connells**

Watergates Lane  
Broadmayne Dorchester



### Property Description

Situated on a generous plot on the outskirts of the scenic West Dorset village of Broadmayne lies this versatile chalet bungalow which consists of an entrance porch to the front of the property which leads into a spacious entrance hall. There is a door leading to a dual aspect lounge which has a multi fuel burning stove, the dining room is positioned looking to the side and is open to the entrance hall. There is a fitted kitchen offering a variety of cupboards with a door that leads to the utility room, a cloakroom and a delightful conservatory. In addition to this bedrooms 1 and 2 and on the ground floor plus the family bathroom for ease.

Stairs from the entrance hall lead up to the first floor landing, there are sliding doors to both bedrooms 3 and 4 which benefit from countryside views to the front.

There are landscaped gardens to the front, sides and rear consisting of a graveled seating area next to the conservatory, areas laid to lawn and an abundance of mixed flower borders plus a gate leading to a wooded area with a natural wildlife pond all with the added bonus of a detached garage, a carport and driveway parking for 3-4 cars!

This wonderful home is positioned in a secluded spot and must be viewed to appreciate all it has to offer.

### Entrance Porch

Single glazed door and window to the front, tiled flooring with double glazed door into the entrance hall.

### Entrance Hall

Double glazed door into the entrance porch, radiator, laminate flooring, power points, storage cupboard plus additional built in coat cupboard, stairs leading to the first floor landing, doors leading to the lounge, kitchen, bedrooms 1, 2 and the bathroom. The entrance hall is open to the dining room.

### Lounge

15' 9" x 11' 2" ( 4.80m x 3.40m )

Dual aspect room with double glazed windows to the front and side with venetian blinds, television point, telephone point, radiator, laminate flooring, wall lights, multi fuel burner inset with wooden mantle, power points and a door leading to the entrance hall.

### Dining Room

9' 7" x 8' 10" ( 2.92m x 2.69m )

Double glazed window to the side, radiator, television point, laminate flooring, power points, door leading to the inner hall and open to the entrance hall with wall lights.

### Kitchen

12' x 11' ( 3.66m x 3.35m )

Double glazed window to the side, fitted kitchen with a variety of wall and base units, work surfaces, stainless steel 1 1/2 bowl sink and drainer inset, tiled splashback, integrated electric oven with electric hob and cooker point. An included slim line dishwasher and fridge/freezer, vinyl flooring, power points, cupboard with electric fuse box (smart meter), single glazed window with obscure glass into the inner hall, doors leading to the inner hall and the entrance hall.



## Inner Hall

Obscure glass single glazed window into the kitchen, laminate flooring, radiator, door way to the utility room and doors leading to the kitchen, conservatory, cloakroom and dining room.

## Cloakroom

Double glazed window to the rear with privacy glass, WC, wash hand basin with tiled splashback, newly tiled flooring and door leading to the inner hall.

## Utility

6' 6" x 6' 2" ( 1.98m x 1.88m )

Double glazed window looking into the conservatory, plumbing for a washing machine, space for a condenser dryer, work surface, newly tiled flooring, door way leading to the inner hall, wall mounted Vaillant gas combi boiler, power points and fitted shelf,

## Conservatory

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

UPVC construction with double glazed triple aspect windows that open to the front, side and rear with double glazed patio doors to the front and rear. Oak flooring, power points plus a door leading to the inner hall.

## Bedroom 1

15' 7" x 11' 1" ( 4.75m x 3.38m )

Double glazed window with pleasant views to the front garden, built in wardrobes with sliding double doors plus hanging rail and shelving. Power points, radiator and a door leading to the entrance hall.

## Bedroom 2

11' 5" x 11' 1" ( 3.48m x 3.38m )

Double glazed window to the side with single wardrobe with rail and shelf, radiator, power points and a door leading to the entrance hall.

## Bathroom

A newly fitted and partially tiled bathroom, with a double glazed window with privacy glass to the rear, wash hand basin with storage drawers below, bath with mixer taps and a shower above, a shower screen, WC, heated towel rail, partially tiled and a door leading to the entrance hall.

## First Floor Landing

Stairs leading from the entrance hall, double glazed window to the front with pleasant countryside views, newly fitted carpet, sliding doors leading to bedroom 3 and 4.

## Bedroom 3

12' 7" x 12' 1" ( 3.84m x 3.68m )

Double glazed window to the front with views over the countryside, two built in eave storage cupboards, electric heater, power points, newly fitted carpet and sliding door leading to the first floor landing.

## Bedroom 4

12' 8" x 6' 4" ( 3.86m x 1.93m )

Double glazed window to the front with pleasant countryside views, built in eave storage cupboard, power points, newly fitted carpet, television point and a sliding door leading to the landing.

## Outside

### Garage

There is an newly installed electric up and over door, a single glazed window to the side, power and light.

### Carport

There is a single carport attached to the side of the detached garage for ease.

### Parking

There is a graveled drive way for 3-4 cars to the side of the property, this leads to a single detached garage with an electric up and over door plus a single carport.

### Garden

To the front there is a gate with a path leading to the entrance porch, lawns either side, hedging and side access.

From the side there are steps up from the drive which lead to a graveled seating area next to the conservatory, perfect for pots, a paved path to the front with mixed borders with raised lawns and borders housing mature plants.

The rear garden is laid to lawn with mixed borders offering access to both sides, there is a gate leading to a nature pond and a variety of wild, mature plants.









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**EPC Rating: D**

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Tenure: Freehold



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