



Connells

Butt Close
Puddletown Dorchester



Property Description

A two bedroom semi-detached house located in the sought after village of Puddletown. The property comprises of a large open plan lounge/dining room, separate kitchen accessed via open archway. Fully fitted kitchen with oven and gas hob, integrated dishwasher and space for a washing machine. Plus additional wall and base units perfect for storage, and access to the rear garden. On the first floor there are two generous bedrooms, one of which has a fitted cupboard and a family bathroom. Outside the property there is a generous size garden with patio area and laid to lawn and driveway parking.

The village of Puddletown has a range of local facilities, including a shop with Post Office, a book shop, a Doctors surgery and two schools. The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including a cinema, County museum, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. There are major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns. It also falls within the catchment of the outstanding school of Thomas Hardy.

Ground Floor

Entrance Porch

With a UPVC double glazed door to the front, wood effect laminate flooring, a radiator, a cupboard housing the consumer unit and a door to the lounge/ dining room.

Lounge/ Dining Room

With a door from the entrance porch leading to a spacious living / dining area with stairs leading to the first floor and a door leading to the kitchen. There is a recess below the stairs benefiting from a storage cupboard. With a large double glazed window to the front aspect, wood effect laminate flooring, a television aerial socket and a telephone point.

Kitchen

A door leading from the lounge / dining room with a double glazed window to the rear aspect and a double glazed single door to the garden. A variety of modern fitted wall and base units, wood work surfaces, a 1 1/2 bowl stainless steel sink and drainer, an electric cooker with a gas hob and cooker hood over, an integrated dishwasher, plumbing for washing machine, part tiled walls, a space for fridge freezer, a cupboard housing the gas central heating boiler and a radiator.



First Floor

Landing

Stairs leading up from the lounge, doors to two bedrooms and the family bathroom, a fully carpeted landing with a radiator and access to the loft.

Bedroom 1

With a door leading from the landing to a fully carpeted double bedroom with a double glazed window to the front aspect, a small fitted cupboard for storage over the stairwell and a radiator.

Bedroom 2

With a door leading from the hallway to a further fully carpeted double bedroom with a double glazed window to the rear aspect, with a telephone point, a television aerial socket and space for freestanding wardrobes.

Bathroom

With a door leading from the landing to the bathroom which is tastefully fitted with a modern white suite comprising of a low level WC, a vanity wash hand basin with cupboards below and a panel enclosed bath with waterfall taps and a fitted shower above. The bathroom is partially tiled behind the sink and the bath, with vinyl flooring, an extractor fan, a heated towel rail and a double glazed window to the side aspect.

Outside

Front Garden

The property enjoys a driveway to the side providing off road parking for a vehicle and a low maintenance front garden.

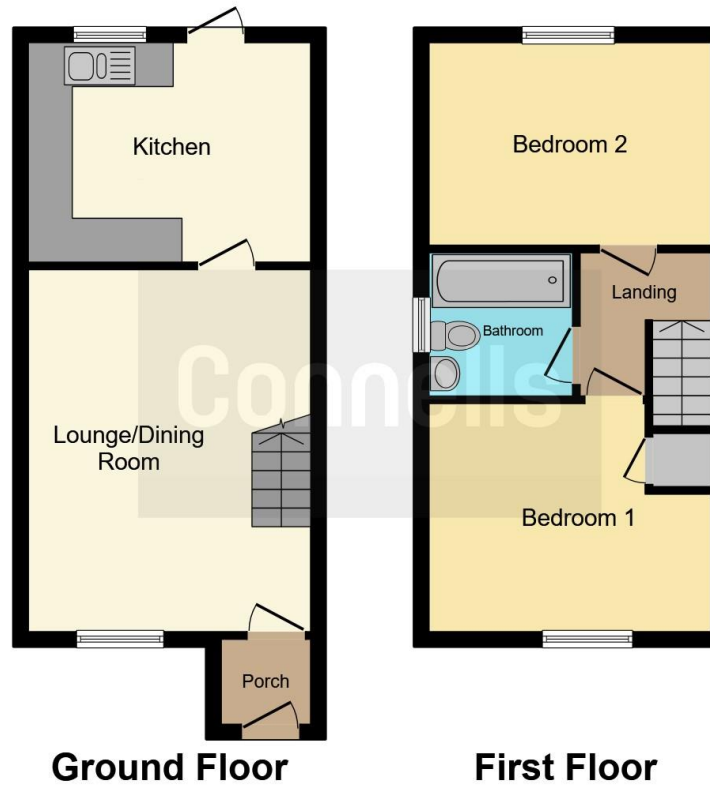
Rear Garden

This home benefits from a "larger than average" garden for the Village. The rear garden benefits from a patio area with steps leading up to a further level area which could accommodate al fresco dining with the remainder of the garden laid to lawn. There is a timber storage shed, a gated access to the driveway, and an outside tap.









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