



Connells

Pound Lane
Fordington Dorchester



Property Description

Situated in the ever-popular area of Fordington lies this substantial three bedroom detached family home. Very unique for the area, the property offers off-road parking as well as a spacious triple garage. The property comprises three double bedrooms and family bathroom on the first floor. While, the ground floor offers generous living accommodation; a dual aspect dining room, lounge both laid with parquet flooring as well as a modern kitchen opening to utility and WC. There is a generous garden laid predominantly to lawn, with a patio as well, ideal for al-fresco dining.

Ground Floor

Entrance Porch

A pathway leading to the front door, a double glazed window to the side aspect, a radiator, parquet flooring and a door leading into the dining room.

Dining Room

12' 11" x 14' 10" into door recess (3.94m x 4.52m into door recess)

Door leading from the entrance porch, with a double glazed window to the front aspect, parquet flooring, a radiator, a door to the kitchen, a doorway to the lounge and double glazed french doors leading onto the garden.

Lounge

14' 7" x 12' 9" (4.45m x 3.89m)

A doorway leading from the dining room, with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket, parquet flooring and an open fireplace.

Kitchen

13' 8" x 7' 4" (4.17m x 2.24m)

Door leading from the dining room to the part tiled, fitted kitchen with a range of wall and base units, a stainless steel sink and drainer, an electric oven with a gas hob and a cookerhood over, an under counter fridge, plumbing for a dishwasher, a radiator, the consumer unit, a double glazed window to the rear aspect, a door to the utility room and stairs leading up to the first floor.

Utility Room

12' 10" x 7' 6" (3.91m x 2.29m)

Door from the kitchen to a utility room with a range of wall and base units, plumbing for a washing machine, a radiator, the central heating boiler, an understairs cupboard, a double glazed window to the rear aspect and a door to the cloakroom.

Cloakroom

Door from the utility room, with a double glazed window to the side aspect, a WC, a wash hand basin and a radiator.

First Floor

First Floor Landing

Stairs leading up from the ground floor and with doors to the family bathroom and to bedrooms 1, 2 and 3.

Bedroom 1

14' 3" x 10' 6" (4.34m x 3.20m)

Door leading from the first floor landing, with a double glazed window to the front aspect and a radiator.

Bedroom 2

14' 1" x 10' 6" (4.29m x 3.20m)

Door leading from the first floor landing, with a double glazed window to the side aspect, a radiator and a built in wardrobe.

Bedroom 3

13' 11" x 10' 5" (4.24m x 3.17m)

Door leading from the first floor landing, with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point, a radiator and a built in wardrobe with a pair of doors.

Bathroom

Door leading from the first floor landing to the tiled bathroom, with a WC, a wash hand basin, a bath, a shower cubicle, a radiator, an airing cupboard, an electric towel heater, an extractor fan and a double glazed window to the rear aspect.

Outside Space

Front Garden

The front garden is laid with to a patio with borders of mature shrubs, a wood store and with a garden gate.

Side Garden

With access from the French doors of the dining room, the side garden has a patio with space for seating and has an external tap. Stone steps lead up to a raised lawn with mature shrub borders, raised beds and a greenhouse.

Triple Garage

34' 3" x 19' 3" (10.44m x 5.87m)

A triple garage with a pair of side hinged timber doors on the right hand side and one additional garage door on the left hand side, with a single glazed window to the rear, with power, light and a timber door leading into the garden.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





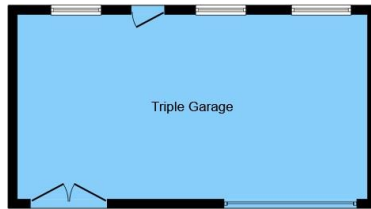
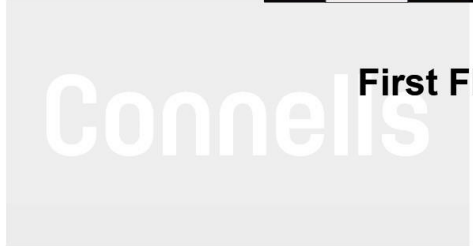




Ground Floor



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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EPC Rating: Awaited

Tenure: Freehold

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