



Connells

Eldon House Burleston
Dorchester

Elsdon House Burleston Dorchester DT2 7EG

for sale
£450,000



Property Description

Connells are pleased to offer this detached house in rural Dorset. The property is nestled in the countryside in the village of Burleston. The property benefits from 3 bedrooms all with built in storage, a good sized kitchen/diner, utility area and ground floor cloakroom, lounge with working open fire, separate shower room and WC, family bathroom, outside secure lean to with plenty of storage space, space for dry log storage, enclosed garden, driveway with parking for 2 cars and access to local fields for dog walking.

Ground Floor Entrance Porch

The entrance porch has a double glazed door to the front aspect with laminate flooring and a door leading into the entrance hall.

Entrance Hall

A single glazed door leads from the entrance porch into the fully carpeted entrance hall, with a double glazed window to the side aspect and an electric radiator.

Lounge

13' 9" x 17' 3" (4.19m x 5.26m)

A door leads from the entrance hall into the fully carpeted lounge with a double glazed window to the front aspect, an electric feature fire in front of a working open fireplace, two radiators, a television aerial socket, a telephone point and wall lights.

Kitchen / Dining Room

11' 5" x 14' 2" (3.48m x 4.32m)

A doorway leads from the entrance hall into the part tiled fitted kitchen with a range of wall and base units with worksurfaces over, an electric freestanding oven and hob with a cookerhood over, space for a fridge freezer, laminate flooring, a stainless steel sink and drainer, a radiator and an understairs cupboard. A door leads to the inner hallway.

Inner Hallway

A door to the side aspect leads into the inner hallway, with doors leading to the kitchen and the cloakroom.

Cloakroom

A door from the inner hallway leads into the part tiled cloakroom, with a WC, a wash hand basin, plumbing for a washing machine, a radiator, laminate flooring and a double glazed window to the side aspect.



First Floor

First Floor Landing

Stairs lead up from the entrance hall to the carpeted first floor landing with an airing cupboard which houses the electric water tank, with storage cupboards, an electric radiator and a double glazed window to the rear aspect. Doors lead into the bathroom and bedrooms 1,2 and 3.

Bedroom 1

10' 4" x 11' 11" (3.15m x 3.63m)

A door leads from the first floor landing into a fully carpeted bedroom 1 with a double glazed window to the front aspect and a radiator.

Bedroom 2

8' 9" x 11' 8" (2.67m x 3.56m)

A door leads from the first floor landing into a fully carpeted bedroom 2 with a double glazed window to the front aspect and an electric radiator.

Bedroom 3

8' 6" x 8' 1" plus stair overhang (2.59m x 2.46m plus stair overhang)

A door leads from the first floor landing into a fully carpeted bedroom 3 with a double glazed window to the front aspect, a radiator and a small cupboard.

Bathroom

A door leads from the first floor landing into the part tiled family bathroom with lino flooring and a double glazed window to the side aspect, a WC, a wash hand basin, a bath with mixer taps and a heated towel rail.

Outside Space

Front Garden

The fully enclosed front garden has a gated access from the driveway with wall enclosed patio areas for seating and finished with borders of mature trees and shrubs.

Parking

A concrete driveway provides parking for two vehicles.

Outbuilding

16' 5" x 5' 10" extending to 11' 8" (5.00m x 1.78m extending to 3.56m)

An external concrete outbuilding with a door to the front aspect, a paved flooring and a timber and polycarbonate roof.









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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