



**Connells**

Ellerslie Close  
Charminster Dorchester





### Property Description

Situated in the ever-popular village of Charminster, less than 2 miles from Dorset's county town, lies this spacious three bedroom detached bungalow. Boasting a very private plot on this highly sought after close.

The property comprises a generous lounge/dining room, galley kitchen, family bathroom and three bedrooms. There is also a well-maintained rear garden with side access and ample driveway parking with the added bonus of a garage. The property is offered to the market with no onward chain.

### Entrance Porch

A double glazed door leads into the front porch with double glazed windows to the side and front aspects with a door leading into the entrance hall.

### Entrance Hall

A door leads from the entrance porch into the entrance hall with a double glazed window to the side aspect, a radiator, a consumer board and doors leading to the lounge and the kitchen.

### Lounge

18' 6" x 14' 7" ( 5.64m x 4.45m )

A door leads from the entrance hall into the lounge with double glazed windows to the front and side aspects, two radiators, a telephone point, a television aerial socket, an open fireplace that could potentially be fitted with a woodburning stove and a door to the inner hallway.

### Kitchen

11' 8" x 7' 5" ( 3.56m x 2.26m )

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and gas hob with a cookerhood over, the central heating boiler, a radiator and plumbing for a washing machine and a dishwasher. Doors lead into the internal hallway and to a storage area with a window to the side aspect. An external door to the side aspect leads to outside.

### Inner Hallway

Doors lead from the kitchen and lounge into the inner hallway with a radiator, an airing cupboard and doors to the bathroom and bedrooms 1, 2 and 3.



### Bedroom 1

13' 10" x 9' 8" ( 4.22m x 2.95m )

A door leads from the inner hallway into bedroom 1 with a double glazed window to the rear aspect, plumbing for a wash hand basin and a door leading to the rear porch which in turn leads onto the garden.

### Bedroom 2

13' 10" x 9' 8" ( 4.22m x 2.95m )

A door leads from the inner hallway into bedroom 2 with a double glazed window to the rear aspect, a radiator and a built in wardrobe.

### Bedroom 3

7' 5" x 11' 11" ( 2.26m x 3.63m )

A door leads from the inner hallway into bedroom 3 with a double glazed window to the side aspect and a radiator.

### Bathroom

A door leads from the inner hallway into the bathroom with a double glazed window to the side aspect, a WC, a wash hand basin, a bath with a shower above, a radiator and an extractor fan.

### Outside Space

#### Front Garden

Mainly laid to lawn with a flower bed of mature shrubs and a driveway leading to the single garage.

#### Garage

8' 7" x 16' ( 2.62m x 4.88m )

A driveway leads to the single garage with an up and over garage door with a light and power. A single glazed door leads onto the rear garden.

#### Parking

Parking is available on the driveway.

#### Rear Garden

A side access from the front of the property leads to the rear garden along with a door from the rear porch which is accessed from bedroom1.

The rear garden is mainly laid to lawn with flower and raised beds. A paved area allows for some external seating to enjoy al fresco dining.



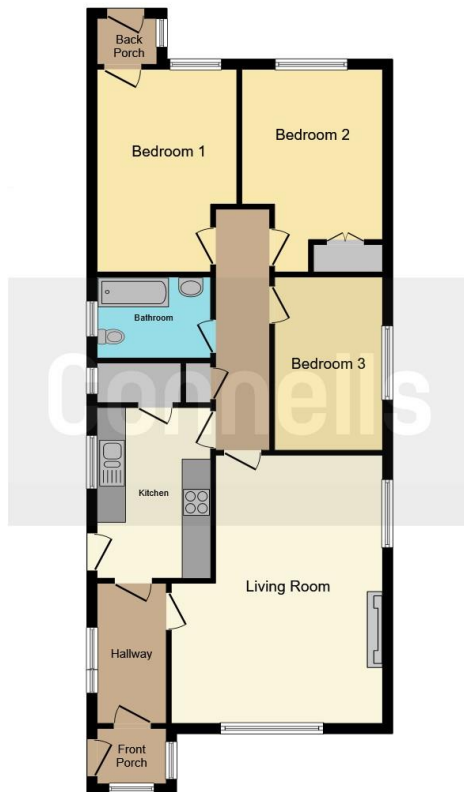












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**EPC Rating: D**

Tenure: Freehold

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