



Connells

Butt Close
Puddletown Dorchester

Butt Close Puddletown Dorchester DT2 8SS

for sale
£300,000



Property Description

Situated in the sought after village of Puddletown lies this three bedroom home. The property boasts a very generous corner plot in a quiet corner of the village. Comprising of three well-proportioned bedrooms on the first floor. The ground floor is home to a lounge, kitchen, family shower room and spacious conservatory, ideal for dining. The property enjoys spacious gardens both front and rear; the front having been laid to lawn with side access to the rear garden with various seating areas, lawn, driveway and garage. There is a right of way for the neighbouring property through the rear garden. The property is subject to a Section 157 please enquire with the branch for more information.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with an electric storage heater/radiator, stairs leading to the first floor and a door leading into the lounge.

Lounge

13' 11" x 13' 8" (4.24m x 4.17m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, an electric storage heater/radiator, a telephone point, a television aerial socket, an open fireplace with a removable wooden board in front and a door leading to the kitchen.

Kitchen

11' 5" x 8' 4" (3.48m x 2.54m)

A door leads from the lounge to the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine, an understairs cupboard and doors leading to the conservatory and the shower room.

Conservatory

13' 10" x 7' 11" (4.22m x 2.41m)

A door from the kitchen leads into the conservatory which is of a UPVC construction benefiting from double glazed windows to the front, side and rear aspects. a pair of doors lead out onto the rear garden and with a door leading to the cloakroom.

Cloakroom

A door from the conservatory leads into the cloakroom with a WC and a double glazed window to the rear aspect.

Shower Room

A door leads from the kitchen into the part tiled shower room with a WC, a wash hand basin, a shower cubicle, an airing cupboard, an extractor fan and a double glazed window to the rear aspect looking into the conservatory.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with a double glazed window to the side aspect and doors leading to bedrooms 1, 2 and 3.

Bedroom 1

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, built in wardrobes and an electric storage heater/radiator.

Bedroom 2

11' 11" x 8' 3" (3.63m x 2.51m)

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect and an electric storage heater/radiator.

Bedroom 3

8' 4" x 8' 5" (2.54m x 2.57m)

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect and an electric storage heater/radiator,

Outside Space

Front Garden

The large front garden is laid to a lawn with a path, a garden wall and a gate.

Rear Garden

Double doors and a side access lead onto the rear garden with a patio and raised lawn with mature beds allowing plenty of space for seating and al fresco dining. There is a private right of way for the neighbouring property through the rear garden.

Parking

To the rear of the property you will find a garage and a gated driveway with parking for two cars.

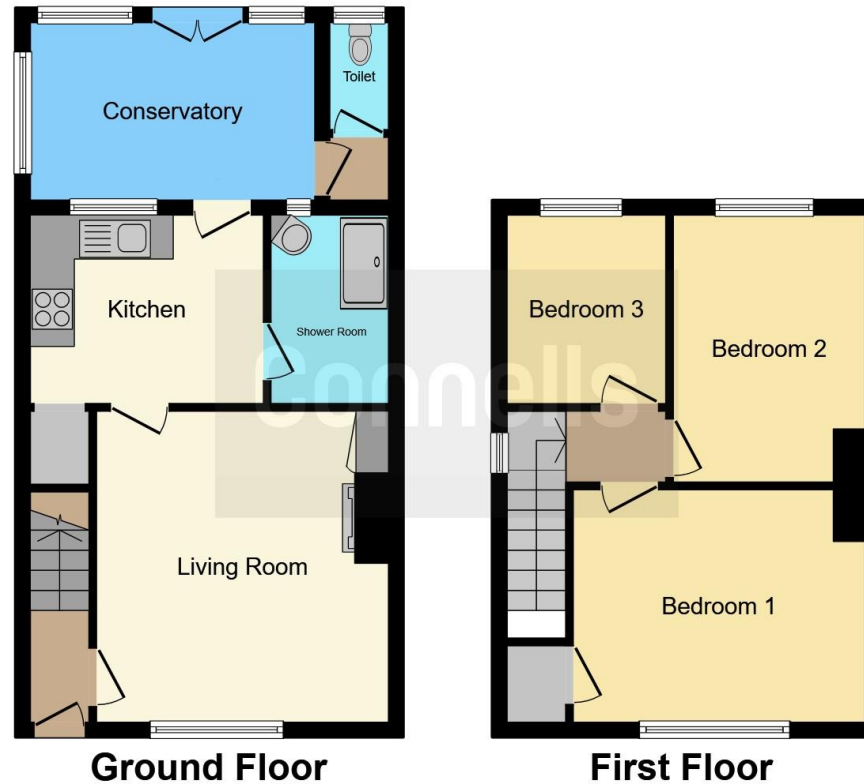
Agents Note

- . The property is subject to a Section 157 - please ask for more details.
- . There is private right of way through the garden for neighbours access.
- . The garage roof may be of an asbestos construction.









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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