



**Connells**

Poplar Drive  
Charlton Down Dorchester





## Property Description

Situated in the ever-popular village of Charlton Down lies this five bedroom detached home. The property boasts five well-proportioned double bedrooms and two bathrooms on the first floor; one serving as an en-suite to master bedroom as well as a Jack & Jill bathroom serving the second bedroom and floor. The ground floor hosts three reception rooms, a utility, W.C. and triple aspect kitchen-diner. There is a generous, enclosed rear garden and the added bonus of a double garage and driveway parking.

## Ground Floor

### Entrance Hall

A double glazed door to the front aspect leads into the entrance hall with a double glazed window to the front aspect, stairs leading up to the first floor and doors leading to the lounge, the dining room, the cloakroom, the kitchen and the study.

### Lounge

12' 6" x 18' 10" ( 3.81m x 5.74m )

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect and with double glazed french doors to the rear aspect leading onto the rear garden. There is a woodburner, multi fuel stove in an open fireplace, two radiators and a television aerial socket.

### Dining Room

10' 1" x 14' 7" ( 3.07m x 4.45m )

A door leads from the entrance hall into the dining room with double glazed french doors to the rear aspect, a radiator and a television aerial socket.

### Kitchen / Diner

11' 8" x 18' 10" ( 3.56m x 5.74m )

A door leads from the entrance hall into the fitted kitchen /diner 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 a gas hob with a cookerhood over, a radiator, plumbing for a dishwasher, space for a fridge freezer, a double glazed window to the side aspect, a door leads into the utility room and a pair of double glazed french doors lead out onto the rear garden.

### Utility Room

10' 3" x 5' 4" ( 3.12m x 1.63m )

A door leads from the kitchen into the utility room with a range of wall and base units, plumbing for a washing machine, space for a tumble dryer, an understairs cupboard and a door leading out onto the rear garden.

### Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

### Study

10' x 12' 11" ( 3.05m x 3.94m )

A door from the entrance hall leads into the dual aspect study with double glazed windows, a radiator and a television aerial socket.



## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with a double glazed window to the rear aspect, a radiator, an airing cupboard housing the boiler, with access to the part boarded loft via a loft ladder and doors to the bathroom and to bedrooms 1, 2, 3, 4 and 5.

### Bedroom 1

18' 1" x 14' ( 5.51m x 4.27m )

A door leads from the first floor landing into bedroom 1 with a radiator, a television aerial socket, built in wardrobes, double glazed windows to the front and rear aspects and a door leading to the en-suite bathroom.

### En-Suite

A door from bedroom 1 leads into the part tiled en-suite bathroom with a WC, a wash hand basin, a shower cubicle, a radiator, a shaver point, an extractor fan and a double glazed window to the front aspect.

### Bedroom 2

14' 9" x 10' 3" ( 4.50m x 3.12m )

A door from the first floor landing leads into bedroom 2 with a radiator, built in wardrobes, a double glazed window to the front aspect and a door into the jack and jill style bathroom.

### Bedroom 3

12' 8" x 10' 3" ( 3.86m x 3.12m )

A door leads from the first floor landing into the bedroom 3 with a radiator, a television aerial socket and a double glazed window to the front aspect.

### Bedroom 4

Irregular Shaped Room 14' 4" x 12' ( 4.37m x 3.66m)

A door leads from the first floor landing into bedroom 4 with a radiator, a television aerial socket and a double glazed window to the front aspect.

### Bedroom 5

9' 5" x 8' 2" ( 2.87m x 2.49m )

A door leads from the first floor landing into bedroom 5 with a radiator, a television aerial socket and double glazed window to the rear aspect.

### Bathroom

A door leads from the first floor landing and bedroom 2 into the jack and jill style, part tiled bathroom with a WC, a wash hand basin, a bath, a shower cubicle, a radiator, a shaver point, an extractor fan and a double glazed window to the front aspect.

## Outside Space

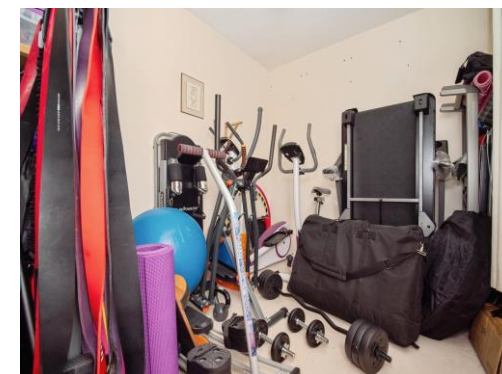
### Double Garage

18' 6" x 18' 8" ( 5.64m x 5.69m )

The property benefits from a detached double garage accessed via a driveway with two single up and over garage doors, power, a light and a door to the rear leading onto the garden.

### Rear Garden

The rear garden can be accessed from the lounge, the dining room, the utility and the kitchen along with a side access gate from the driveway and from a door to the rear of the double garage. The generous rear garden is laid to a patio and a lawn providing plenty of opportunities to enjoy al fresco dining.



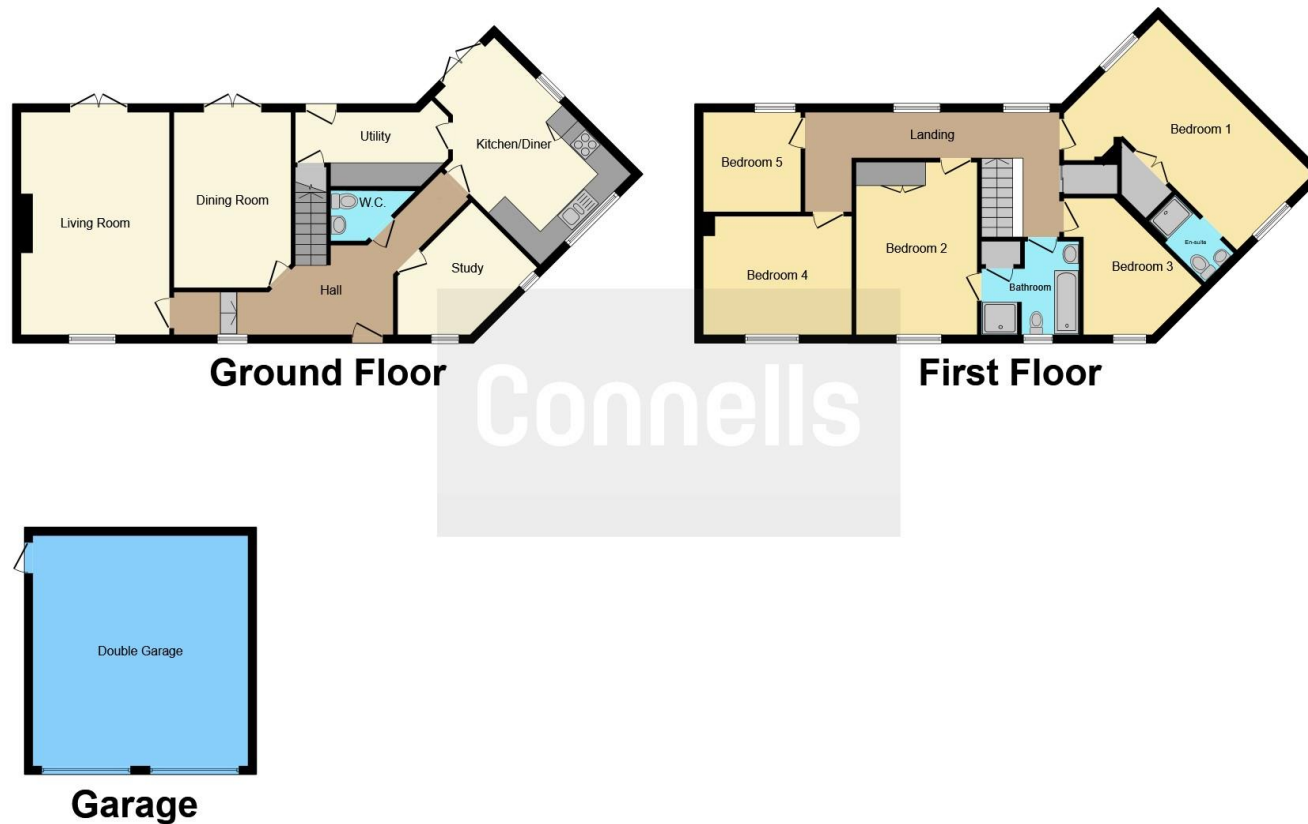












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**EPC Rating: C**

Tenure: Freehold

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