



Connells

Penn Hill View
Stratton Dorchester



Property Description

Situated in the idyllic village of Stratton lies this three bedroom semi-detached home. The property comprises a light and airy kitchen-diner, snug lounge and W.C. on the ground floor. The first floor is home to three well-proportioned bedrooms and family bathroom. There is the added bonus of a private and enclosed rear garden as well as garage. The property is offered to the market with no onward chain.

Ground Floor

Entrance Hall

A double glazed door to the front aspect leads into the entrance hall with a double glazed window to the side, a radiator, a telephone point, stairs leading to the first floor and doors leading to the lounge, the cloakroom and the kitchen-diner.

Lounge

13' 6" x 12' 6" (4.11m x 3.81m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a fireplace, a radiator, a telephone point and a television aerial socket.

Kitchen-Diner

18' 7" x 9' 11" (5.66m x 3.02m)

A door leads from the entrance hall into the 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, the gas central heating boiler, the consumer cupboard, space for a fridge freezer with plumbing for a washing machine and a dishwasher. With space for a dining table and chairs, double glazed windows to the rear and side aspects and a door leading to the rear garden.

Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and a double glazed window to the side aspect.

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, an airing cupboard, access to the loft and doors to bedrooms 1, 2, 3 and the bathroom.

Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m)

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, a radiator and built in wardrobes with a pair of doors to the front.

Bedroom 2

11' 2" x 12' 6" (3.40m x 3.81m)

A door leads from the first floor landing to bedroom 2 with a double glazed window to the front aspect and a radiator

Bedroom 3

8' 8" x 7' 11" plus recess (2.64m x 2.41m plus recess)

A door leads from the first floor landing to bedroom 3 with a double glazed window to the front aspect, a radiator and built in wardrobes.

Bathroom

A door from the first floor landing leads to the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, an extractor fan and a double glazed window to the rear aspect.

Outside Space

Garage En Bloc

A single garage in a block with an up and over garage door.

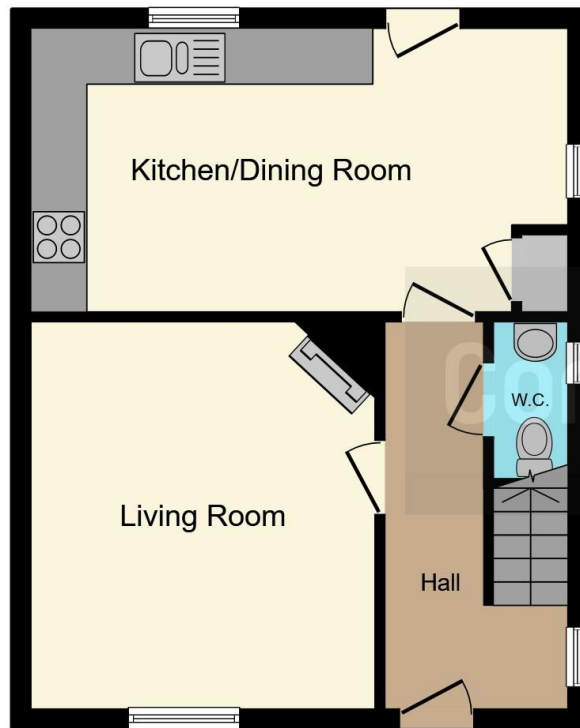
Rear Garden

A door from the kitchen-diner leads onto the rear garden which is laid to a patio with borders of mature shrubs and trees allowing space for a table and chairs for alfresco dining with a rear gate and an outside tap.

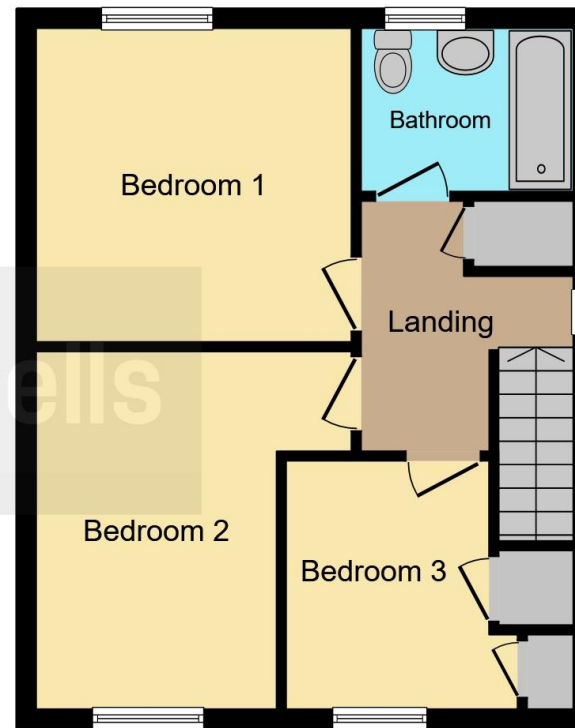








Ground Floor



First Floor

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

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309147



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH309147 - 0004