



Connells

Brutus Close
DORCHESTER



Property Description

Situated in the popular Castle Park area of Dorchester lies this 3 bedroom link-detached home. The property comprises three bedrooms and family bathroom on the first floor. While the ground floor is home to generous living room, kitchen-diner and W.C. There is a generous conservatory which opens onto an enclosed rear garden with additional strip of land being a on a corner plot. The property further benefits from a garage and driveway parking.

Ground Floor

Entrance Porch

A double glazed front door leads into the entrance porch with a door to the cloakroom and a door to the entrance hall.

Cloakroom

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

Entrance Hall

A door leads from the entrance porch into the entrance hall with stairs leading up to the first floor landing and a door leading into the lounge.

Lounge

14' 4" x 12' 2" (4.37m x 3.71m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, an electric fireplace, a radiator, a television aerial socket, a telephone point and a door leading to the kitchen / dining room.

Kitchen / Dining Room

15' 7" x 8' 8" (4.75m x 2.64m)

A door leads from the lounge into the kitchen / dining room,

The kitchen is fitted with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, the gas central heating boiler, a radiator, a double glazed window to the rear aspect, plumbing for a washing machine, space for a fridge freezer and a double glazed door to the side aspect leading onto the rear garden.

The dining area has space for a dining table and chairs with a pair of doors leading into the conservatory.

Conservatory

9' 2" x 8' 5" (2.79m x 2.57m)

A pair of doors from the dining room lead into the conservatory which is of a UPVC construction with a further pair of doors leading onto the rear garden.

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 to bedrooms 1, 2, 3 and the bathroom.

Bedroom 1

13' 7" x 9' 4" (4.14m x 2.84m)

A door leads from the entrance hall into bedroom 1 with a double glazed window to the front aspect, a radiator and a television aerial socket.

Bedroom 2

8' 11" x 9' 8" (2.72m x 2.95m)

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

Bedroom 3

9' 8" x 6' 5" (2.95m x 1.96m)

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

Bathroom

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

Outside Space

Rear Garden

A pair of doors from the conservatory and a door from the kitchen lead onto the rear garden of this corner plot which is laid to a patio and lawns and further benefiting from two sheds and an outside tap.

Garage

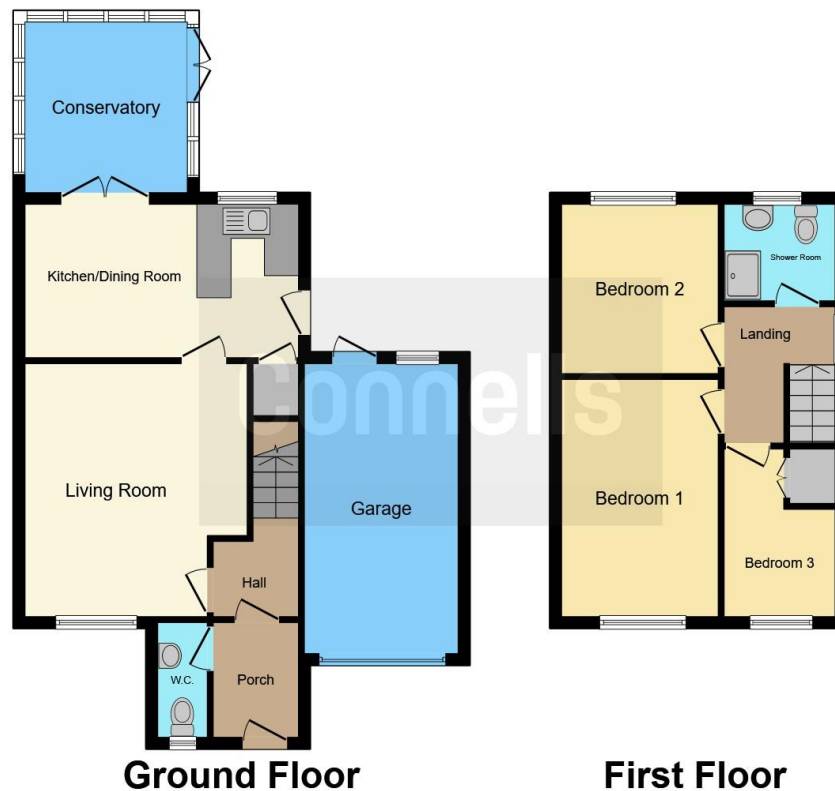
16' 2" x 8' 10" (4.93m x 2.69m)

A driveway leads to the single garage with an up and over garage door, a single glazed window to the rear aspect, a single glazed door leading onto the rear garden and with power, light and the consumer cupboard.









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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