



Connells

Herrison Road
Dorchester



Property Description

Situated in the sought after village of Charlton Down lies this three bedroom semi-detached home boasting a generous plot. The property comprises three double bedrooms, the master of which boasts en-suite shower room on the first floor. The ground floor is home to a lounge, dining room, kitchen, family bathroom and conservatory. To the rear there is a substantial west-facing garden comprising patio, lawns and outbuildings and offering huge scope to extend (STPP). There is also a summerhouse with potential for power to be provided as well as a garage, car port and driveway.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with stairs leading to the first floor and doors leading to the lounge and the dining room.

Lounge

13' 10" x 10' 11" (4.22m x 3.33m)

A door leads from then entrance hall into the lounge with double glazed windows to the front and side aspects with a radiator, a telephone point, a television aerial socket, an electric fire in front of an open fireplace behind and a door leading to the kitchen.

Dining Room

14' 9" x 9' 5" (4.50m x 2.87m)

A door leads from the entrance hall into the dining room with a double glazed window to the front aspect, a radiator, a pair of double glazed doors leading into the conservatory and a door leading to the kitchen.

Kitchen

11' 8" x 6' 4" (3.56m x 1.93m)

Doors lead from the dining room and the lounge into the part tiled, fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob, plumbing for a washing machine, space for an undercounter fridge freezer, a radiator, a double glazed window to the rear aspect and a door to an inner hallway leading to the downstairs bathroom.

Conservatory

11' 2" x 9' 9" (3.40m x 2.97m)

A pair of double glazed doors lead from the dining room into the conservatory with an electric radiator, a television aerial socket and a door to the side aspect leading out onto the rear garden.

Inner Hallway

Doors on the inner hallway lead into the kitchen, the bathroom and out onto the rear garden.

Bathroom

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

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, access to the loft and doors to all three bedrooms.

Bedroom 1

11' 5" x 10' 11" (3.48m x 3.33m)

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, built in wardrobes, a radiator, a fireplace and a door to the ensuite bathroom.

Ensuite

A door leads from bedroom 1 into the part tiled ensuite bathroom with a WC, a wash hand basin, a shower cubicle, a shaver point and a double glazed window to the side aspect.

Bedroom 2

14' x 8' 4" (4.27m x 2.54m)

A door leads from the first floor landing into bedroom 2 with a radiator, a television aerial socket, built in wardrobes and double glazed windows to the front and rear aspects.

Bedroom 3

10' 7" x 6' 4" (3.23m x 1.93m)

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

Outside Space

Rear Garden

Doors from the conservatory and inner hallway lead onto the rear garden which is laid to a patio with a lawn and borders of mature shrubs. There are two greenhouses along with the oil tank and an external oil boiler.

Summerhouse

10' 7" x 9' 8" (3.23m x 2.95m)

Sitting in an elevated position in the garden is a delightful summerhouse which could have power run to it.

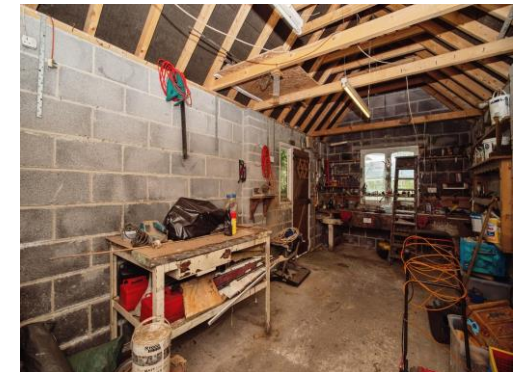
Garage

21' 2" x 9' 7" (6.45m x 2.92m)

A driveway to the side of the property leads to a detached garage with a single up and over garage door.

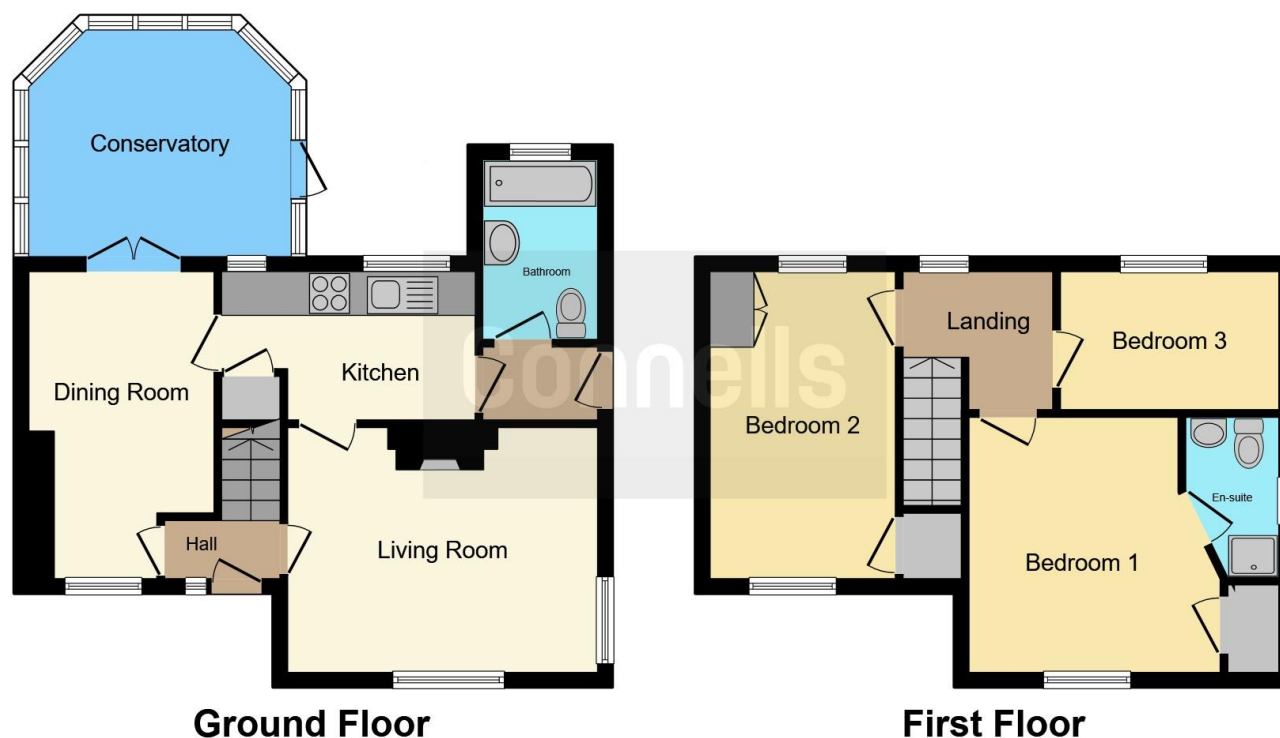
Parking

In addition to the garage is the driveway leading to it with parking for 2 to 3 vehicles, partly covered by way of a car port.









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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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