



Connells

Deverel Road
Charlton Down Dorchester

Deverel Road
Charlton Down Dorchester DT2 9UD

for sale offers in the region of
£310,000



Property Description

Situated in the ever-popular village of Charlton Down lies this three bedroom home. The property comprises three well-proportioned bedrooms and a family bathroom on the first floor. The ground floor is home to kitchen, spacious lounge-diner, light and airy conservatory as well as W.C. There is the added bonus of an enclosed and low maintenance rear garden, driveway parking and garage. The property is offered to the market with no onward chain.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with a radiator, a telephone point, stairs leading to the first floor and doors leading to the cloakroom, the kitchen and the lounge / dining room.

Lounge / Dining Room

19' 3" x 17' 2" (5.87m x 5.23m)

A door leads from the entrance hall into the lounge / dining room with a radiator, a television aerial socket, a telephone point, an understairs storage cupboard, a double glazed window to the rear aspect and a pair of doors leading into the conservatory.

Kitchen

10' 4" x 9' 7" (3.15m x 2.92m)

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, a gas hob and an electric oven with a cookerhood over, plumbing for a washing machine, space for a fridge freezer, the central heating boiler, a radiator and a double glazed window to the front aspect.

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 front aspect.

Conservatory

8' 1" x 7' 7" (2.46m x 2.31m)

A pair of doors lead from the lounge / dining room into the conservatory which is of a UPVC construction with lights, a radiator and a pair of doors leading onto the rear garden.

First Floor

First Floor Landing

Stairs lead from the entrance hall up to the first floor landing with loft access, a airing cupboard and doors to the bathroom and the three bedrooms.

Bedroom 1

10' 3" x 11' (3.12m x 3.35m)

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

Ensuite

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

Bedroom2

10' 9" x 6' 5" (3.28m x 1.96m)

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

Bedroom 3

9' 2" x 9' 1" (2.79m x 2.77m)

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

Bathroom

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

Outside Space

Rear Garden

A pair of doors lead from the conservatory onto the low maintenance rear garden which is laid to gravel with a side gate onto the driveway and a door into the garage.

Garage

16' 8" x 8' 2" (5.08m x 2.49m)

The driveway leads to a single garage with an up and over garage door, power, light and with an external door leading onto the rear garden.

Parking

There is parking for additional vehicles on the driveway in front of the garage.









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

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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