



Connells

The Green
Stratton Dorchester



Property Description

Situated in the ever-popular village of Stratton lies this attractive three bedroom home. The property comprises three well-proportioned bedrooms on the first floor plus the family bathroom. The master bedroom offers an en-suite shower room and from the landing there is access to the loft. On the ground floor there is an entrance hall with doors leading to a cloakroom, a fitted kitchen hosting a variety of wall and base cupboards plus a generous open plan style living lounge and dining room which benefits from a woodburning stove. The wonderful home has the added bonus of double glazing, gas fired central heating and no onward chain. From the lounge there are French door leading out to a pleasant, fully enclosed landscaped, low maintenance garden, perfect for pots with a patio seating area, astro turf plus mature mixed flower and shrub borders with a rear access gate. There is a door leading into the garage which has power, light and an up an over door.

This property must be viewed to appreciate all it has to offer.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a ceramic tiled floor, a telephone point, a radiator, a thermostat, stairs leading to the first floor and doors to the kitchen, the lounge / dining room and the cloakroom.

Dining Room

13' 3" max x 8' 10" (4.04m max x 2.69m)

A door leads from the entrance hall into the dining room area with a double glazed window to the side aspect with fitted shutters, fitted carpets, an understairs storage cupboard with shelving, a radiator and open to the lounge area.

Lounge

16' 7" x 10' 11" Max (5.05m x 3.33m Max)

Open to the dining room with fitted carpet, a fireplace with a slate hearth and a woodburning stove, a radiator, a television aerial socket, a telephone point, a double glazed window to the rear aspect and double glazed timber French Doors which lead out onto the rear garden.

Kitchen

9' x 8' 7" (2.74m x 2.62m)

A door leads from the entrance hall into the tiled kitchen with a ceramic tiled floor and a range of wall and base units with worksurfaces over, an integrated electric oven with a gas hob and a cookerhood over, a 1 1/2 bowl sink and drainer, a radiator, an integrated dishwasher, plumbing for a washing machine, space for an undercounter fridge, spotlights, fitted shelving and a double glazed window to the front aspect.

Cloakroom

A door leads from the entrance hall to the cloakroom with a ceramic tiled floor, a WC, a wash hand basin 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 an airing cupboard housing the boiler and with slatted shelving, a radiator and doors to the bathroom and the three bedrooms.

Bedroom 1

15' 6" x 9' 11" (4.72m x 3.02m)

A door leads from the first floor landing into the entrance hall with a double glazed window to the rear aspect, a radiator, a telephone point, a television aerial socket, power points, fitted carpet and built in wardrobes with a hanging rail, shelving and a light. A door leads into the ensuite bathroom.

Ensuite

A door from bedroom 1 leads into the part tiled ensuite bathroom with a WC, a wash hand basin with a cupboard below, a mirrored vanity unit on the wall, a heated towel rail, tiled flooring a shower cubicle and a double glazed window to the side aspect.

Bedroom 2

13' 4" max x 9' 11" (4.06m max x 3.02m)

A door leads from the first floor landing into bedroom 2 with fitted carpet, a radiator, power points and a double glazed window to the side aspect.

Bedroom 3

8' 4" x 7' 1" (2.54m x 2.16m)

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

Bathroom

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

Outdoor Space

Rear Garden

A pair of doors lead from the lounge onto the landscaped and low maintenance rear garden with a patio seating area, an astro turf lawned area for ease, mixed flower and shrub borders, a mixed slate and gravel path to the rear access gate and the door leading into the garage. The garden also benefits from an outside light and double electric socket.

Garage

The property benefits from a garage with an up and over garage door and with power, light and an access door leading into the rear garden.

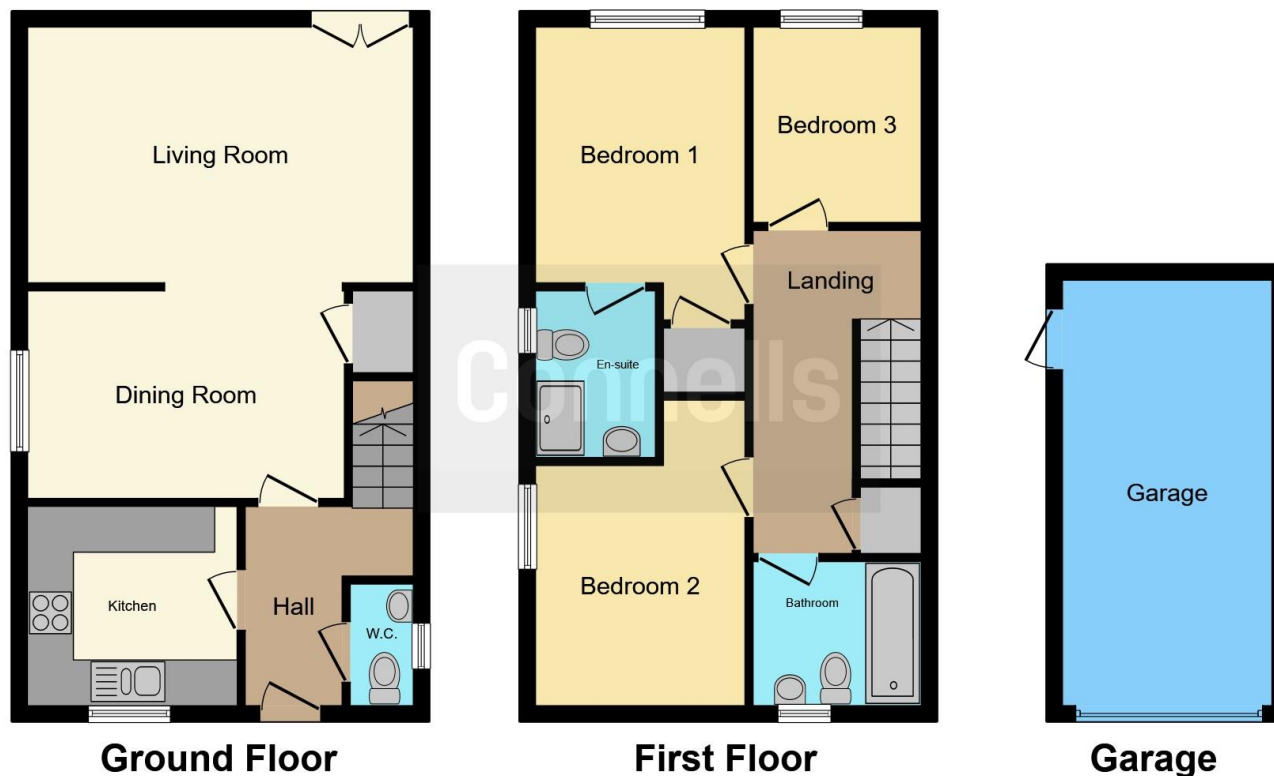
Agents Note

The property benefits from solar panels which we are advised are a 3kva installation.









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: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DCH307504



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: DCH307504 - 0004