



Connells

Fair View
Alton Pancras Dorchester

Fair View Alton Pancras Dorchester DT2 7RT

for sale guide price
£465,000

Property Description

Situated in the sought after village of Alton Pancras Connells are pleased to offer this wonderful family home to the market. Downstairs there is an entrance hall, cloakroom, study, kitchen/ dining room, utility and a good sized lounge leading out onto a substantial enclosed rear garden with both paved and decked seating areas and extensive lawns which enjoys views across the valley. From the landing there are four bedrooms, the master bedroom has the added bonus of an ensuite shower room plus there is family bathroom. The property further benefits from an allocated parking space and single garage in a bloc.

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 aspect, a radiator, stairs to the first floor and doors leading to the lounge, the sitting room, the kitchen / dining room and the cloakroom.

Lounge

19' 5" x 11' 7" (5.92m x 3.53m)

A door from the entrance hall leads into the dual aspect lounge with double glazed windows to the front and rear aspects, an open fireplace with a woodburner, a radiator, a television aerial socket, a telephone point and double glazed patio doors leading onto the rear garden.

Study

9' 4" x 7' 1" (2.84m x 2.16m)

A door leads from the entrance hall into the study with a double glazed window to the front aspect and a radiator.

Kitchen / Dining Room

25' 1" x 9' 4" (7.65m x 2.84m)

A door leads from the entrance hall into the generous kitchen / dining room with space for a dining table and chairs, a range of wall and base units with worksurfaces over, double glazed windows to the rear and side aspects, a sink and drainer, an electric oven and hob with a cookerhood over, a radiator, plumbing for a dishwasher, space for a fridge freezer and a door that leads into the utility room.



Utility

7' 7" x 5' (2.31m x 1.52m)

A door leads from the kitchen / dining room into the utility room with a double glazed window to the rear aspect and a door leading onto the rear garden with plumbing for a washing machine and space for a tumble dryer.

Cloakroom

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

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 rear aspect, an airing cupboard and doors leading to the bathroom and to the four bedrooms.

Bedroom 1

14' 10" x 10' 9" (4.52m x 3.28m)

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

Ensuite Shower Room

A door from bedroom 1 leads into the ensuite shower room with a double glazed window to the front aspect, a WC and a shower cubicle.

Bedroom 2

11' 7" x 8' 3" (3.53m x 2.51m)

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

12' 7" x 9' 4" (3.84m x 2.84m)

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

Bedroom 4

9' 4" x 8' 6" (2.84m x 2.59m)

A door leads from the first floor landing into bedroom 4 with a double glazed window to the front aspect, a radiator and a built in wardrobe.

Bathroom

A door from the first floor landing leads into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and an extractor fan.

Outside Space

Rear Garden

Doors from the lounge and the utility room lead out on the substantial, enclosed, tiered rear garden with both paved and decked seating areas, extensive lawns which enjoy views across the valley and two sheds, one with power.

Parking

The property benefits from an allocated parking space and a single garage in a bloc.

Agents Note

The property has a recently installed heat source pump to heat the property and which is certified with the remaining warranty available.









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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309238



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: DCH309238 - 0012