



Connells

Butt Farm Close
Winterbourne Abbas Dorchester

Butt Farm Close Winterbourne Abbas Dorchester DT2 9SU

for sale offers in excess of
£325,000



Property Description

Situated in the ever-popular West Dorset village of Winterbourne Abbas is this three bedroom home. The village of Winterbourne Abbas enjoys the benefit of easy transport links including regular bus service, fuel station, shop, public house, first school and church. The property itself comprises three well-proportioned bedrooms and family bathroom on the first floor. The ground floor is home to spacious lounge with an arch opening to modern kitchen-diner and also a WC. There is the added bonus of an enclosed garden laid mainly to patio with raised beds as well as a single garage.

Ground Floor

Entrance Porch

A double glazed door to the front aspect leads into the entrance porch with a radiator, the consumer cupboard and doors leading to the cloakroom and the lounge.

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.

Lounge

17' 5" x 12' 2" (5.31m x 3.71m)

A door from the entrance porch leads into the lounge with stairs leading to the first floor, a fireplace, an understairs cupboard, a radiator, a telephone point, a television aerial socket, a double glazed window to the front aspect and an archway opening onto the open plan kitchen / dining room.

Kitchen / Dining Room

10' 11" x 17' 5" (3.33m x 5.31m)

An archway leads from the lounge into the open plan kitchen / dining room with a pair of double glazed patio doors leading onto the rear garden and with space for a dining table and chairs.

The fitted kitchen has a range of wall and base units with worksurfaces over, a breakfast bar with lighting above, a 1 1/2 bowl stainless steel sink and drainer, an electric hob with extractor hood, an in-built oven with a microwave over, plumbing for a washing machine, space for a fridge freezer, two radiators, the gas combi boiler which has 5 years remaining on its warranty and a double glazed window to the rear aspect.

First Floor

First Floor Landing

Stairs lead up from the lounge to the first floor landing with doors to the bathroom and all three bedrooms.

Bedroom 1

10' 5" x 10' 5" plus wardrobe recess (3.17m x 3.17m plus wardrobe recess)

A door leads from the first floor landing into bedroom 1 with a radiator, built in wardrobes, access to the loft space via a loft ladder and a double glazed window to the rear aspect.

Bedroom 2

12' 6" x 9' 4" (3.81m x 2.84m)

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

Bedroom 3

9' 8" x 7' 10" (2.95m x 2.39m)

A door leads from the first floor landing into bedroom 3 with two double glazed skylights to the front and a radiator.

Bathroom

A door leads from the first floor landing 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.

Outside Space

Front Garden

The front garden is laid to lawn with mature flower beds and a path to the front door.

Rear Garden

Patio doors from the kitchen / dining room lead out onto the rear garden which is laid to a low maintenance patio with raised flower beds providing ample space for a table and chairs for al fresco dining and further benefiting from an external tap and a rear gate.

Garage

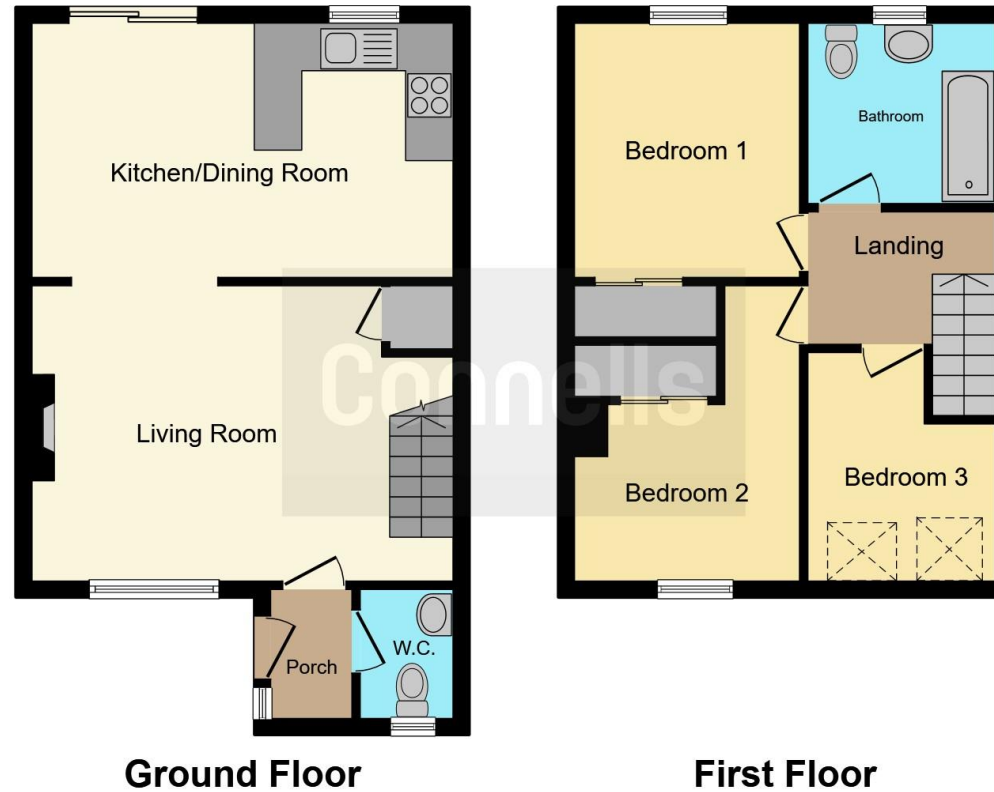
8' 2" x 16' 3" (2.49m x 4.95m)

The garage in a block has an up and over garage door, power and light.









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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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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