



Connells

The Barn Little Britain
Dorchester



Property Description

Situated in a peaceful corner of the popular Fordington area lies this three bedroom GII listed home. The property beautifully combines its character features, beams, arrowslit windows with modern design. The home comprises a spacious lounge, modern kitchen-diner and cloakroom on the ground floor. There are three well-proportioned bedrooms; the master with ensuite and family bathroom on the first floor. To the front there is a courtyard garden and allocated parking on the closes private drive.

Ground Floor

Entrance Hall

A double glazed front door leads into the entrance hall with a radiator, an understairs cupboard, stairs to the first floor landing and doors the lounge, the kitchen and the cloakroom.

Lounge

22' 7" x 13' 3" (6.88m x 4.04m)

A door leads from the entrance hall into the spacious lounge with double glazed windows and a pair of french doors to the front aspect, a radiator, a telephone point and a television aerial socket.

Kitchen / Dining Room

13' 5" x 15' 3" (4.09m x 4.65m)

A door leads from the entrance hall into the modern kitchen / dining room which is fitted with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and a gas hob with a cookerhood over, a television aerial socket, a radiator, plumbing for a washing machine, a double glazed window to the front aspect, the gas central heating boiler and with an integral dishwasher, fridge and freezer.

Cloakroom

A door leads from the entrance hall into the cloakroom with a WC, a wash hand basin, a radiator and an extractor fan.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with an airing cupboard, a radiator and doors leading to the bathroom and the three bedrooms.

Bedroom 1

13' 3" x 15' 4" (4.04m x 4.67m)

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point, fitted wardrobes, access to the loft space and a door leading into the ensuite shower room.

Ensuite

A door leads from bedroom 1 into the part tiled ensuite shower room with a shower cubicle, a WC, a wash hand basin, a shaver point and an extractor fan.

Bedroom 2

9' 11" x 9' 4" (3.02m x 2.84m)

A door leads from the first floor landing into bedroom two with a double glazed window to the front aspect, a radiator and access to the loft space.

Bedroom 3

10' 8" x 5' 8" (3.25m x 1.73m)

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

Bathroom

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

Outside Space

Front Garden

A pair of double glazed front doors lead out onto the walled front garden that is laid to a lawn and a patio which allows space for pots and a table and chairs for al fresco dining.

Parking

The property benefits from two allocated parking spaces on the private driveway which belongs to the close.









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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: C Council Tax
 Band: D

Tenure: Freehold

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