



Connells

Homefield
Milborne St. Andrew Blandford Forum



Property Description

A Semi detached family home situated in a quiet village location consisting of an entrance porch leading into the hallway, living room, a separate fitted kitchen with utility area plus a dining room with versatile living currently being used as a bedroom with the added bonus of a wet room. The property benefits from three double bedrooms, a bathroom and separate cloakroom upstairs. There is access to a fully enclosed private rear garden from the kitchen, which also leads to a carport and a double garage with ample parking on the driveway. This wonderful home benefits from mains gas central heating and UPVC double glazing throughout.

Viewings are highly recommended to appreciate all this house has to offer.

Entrance Porch

Double glazed door to the front, radiator, door leading into entrance hall.

Entrance Hall

Door leading from the entrance porch, wood effect laminate flooring, telephone Point. Doors leading the lounge and dining room (currently used as a downstairs bedroom), stairs leading to the first floor landing.

Lounge

16' 7" x 10' 10" (5.05m x 3.30m)

Door leading from the entrance hall, double glazed window to the front, wood effect laminate flooring, television point, two radiators and a fireplace with gas fire inset.

Kitchen

16' 10" x 5' 10" (5.13m x 1.78m)

A modern fitted kitchen with a variety wall and base unit cupboards including pan draws, stainless steel one bowl sink with drainer, integrated electric oven plus electric hob, cooker point and radiator. Laminate worktop, full splashbacks and vinyl flooring. Door leading from lounge, double glazed window to the rear and double glazed door to the garden.

Utility Area

7' 3" into alcove x 4' 9" (2.21m into alcove x 1.45m)

Door leading from the kitchen, housing the gas central heating boiler, plumbing for a washing machine and dishwasher. Fitted worktop and vinyl flooring.

Dining Room/Downstairs Bedroom

11' 1" x 10' (3.38m x 3.05m)

Door leading from entrance hall, double glazed UPVC external door accessed from front, two radiators, wood effect laminate flooring. Door leading into wet room.



Wet Room

8' 10" x 6' 9" (2.69m x 2.06m)

Door leading from bedroom, waterproof vinyl flooring, fully tiled walls, WC, Basin, Electric Shower. Double glazed window to rear.

Landing

Stairs leading from entrance hallway, doors leading to all bedrooms, bathroom and separate cloakroom. Double glazed window to rear. Fully carpeted and radiator. Loft access via loft ladder. Airing cupboard housing immersion tank and shelving.

Bedroom 1

14' 1" x 10' (4.29m x 3.05m)

Door leading from landing, double glazed window to the front. Radiator. Fully carpeted. Built in cupboard.

Bedroom 2

14' 2" x 8' 10" into door recess (4.32m x 2.69m into door recess)

Door leading from landing. Double glazed window to the front, radiator and fully carpeted. TV point and built in wardrobe with shelving.

Bedroom 3

14' 2" x 8' 11" (4.32m x 2.72m)

Door leading from landing. Fully carpeted with radiator. Telephone point. Built in wardrobe with shelving.

Bathroom

Door leading from landing. Double glazed obscured window to rear. Bathroom comprises of a bath with mixer taps over and separate wash hand basin. Part tiled walls and tiled flooring.

Upstairs Cloakroom

Door leading from landing. Double glazed window to rear, WC, tiled flooring.

Outside

Front Garden

Driveway benefiting from ample parking leading to access to double garage. Fully enclosed hedged front garden and laid to lawn. Ramp path leading to entrance porch and additional front door to downstairs bedroom.

Rear Garden

Accessed via rear door from kitchen. Carport on concrete base. Fully enclosed laid to lawn garden. Mature shrubs, outside tap and access via pathway to garage.

Double Garage

20' 5" x 18' (6.22m x 5.49m)

Double garage with up & over doors on a concrete base. Wooden single glazed side door and single glazed window to rear. Development opportunity (Subject to planning consent).

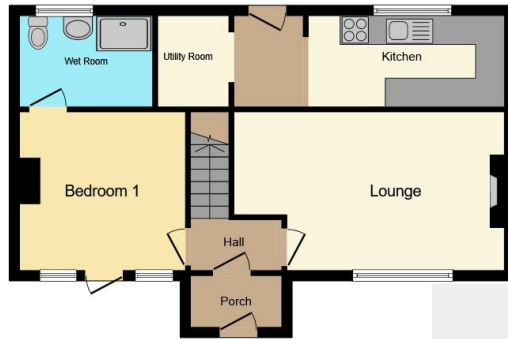
Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

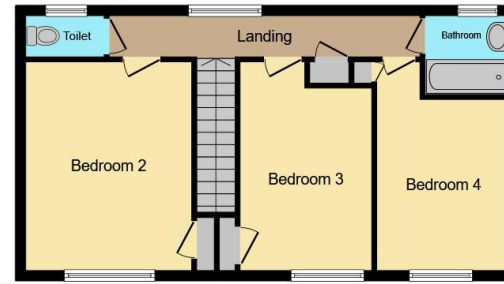




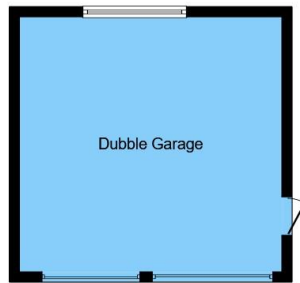




Ground Floor



First Floor



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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