



**Connells**

Catherines Well  
Milton Abbas Blandford Forum



## Property Description

Located in the sought after village of Milton Abbas, the property comprises a large newly renovated front and rear garden, spacious kitchen/diner, lounge, dining room 3 very good sized bedrooms, 1 bathroom and a downstairs WC, and new boiler and oil tank fitted 2 years ago. The property is finished to an immaculate standard!

VIEWINGS ARE A MUST!!

### Kitchen/Diner

18' 1" x 11' 2" ( 5.51m x 3.40m )

Front and side aspect double glazed window, range of wall and base units, stainless steel sink with drainer and mixer tap, cooker with induction hob and extractor fan and hood over and door to utility.

### Utility Room

Airing cupboard with base units and space for white goods.

### Lounge

15' 4" x 11' 3" ( 4.67m x 3.43m )

Carpeted lounge with front aspect double glazed window, TV and telephone point and working wood burner with an opening to dining room.

### Dining Room

13' x 9' 4" ( 3.96m x 2.84m )

Carpeted with double glazed rear aspect french double doors to rear garden.

### Cloakroom

Low level WC and hand wash basin with mixer tap.

### **Bedroom 1**

15' 5" x 11' 3" ( 4.70m x 3.43m )

Carpeted with front and rear aspect double glazed window, built in wardrobes and radiator.

### **Bedroom 2**

12' x 11' ( 3.66m x 3.35m )

Carpeted with front aspect double glazed window, built in wardrobes and radiator.

### **Bedroom 3**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Carpeted with rear aspect double glazed window looking over the countryside and radiator.

### **Bathroom**

Double glazed side aspect window with low level WC, hand wash basin and panel bath with glass shower screen.

### **Front Garden**

Part laid to lawn with mature flowers and brick boarder, hardstanding driveway for multiple vehicles and side access to rear garden.

### **Rear Garden**

Newly renovated multi level garden part tiled with shingle with timber steps up to the part laid to lawn with mature bushes.









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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