



Connells

The Close
Charlton Marshall BLANDFORD FORUM

The Close Charlton Marshall BLANDFORD FORUM DT11 9PA

for sale
£400,000



Property Description

Located in the Dorset Village of Charlton Marshall this large detached two-bedroom (option to convert back to three bedrooms) property is in the centre of the village close to local walks, transport links and the well-regarded village pub. Originally built as a bungalow, in recent years it has been extended into the first floor creating a spacious second bedroom with an En-Suite.

A special feature of the property is the large sunny gardens which extend beyond the obvious width of the property and give a garden enthusiast an amazing opportunity to develop the gardens further.

Entrance Lobby

Entrance door with side light leading to Entrance Lobby Access to the Cloakroom comprising the low level WC and wash hand basin. UPVC double glazed door with glazed side panel leading to:

Ground Floor Cloakroom

Access to the Cloakroom comprising the low level WC and wash hand basin.

Entrance Hall

Giving access to all rooms and stairs to first floor, Large understairs cupboard.

Reception Room

19' 7" x 11' 10" (5.97m x 3.61m)

Good sized Reception Room with Splay Bay window overlooking the garden and further window to side. Gas coal effect fire with attractive surround, cupboard storage and adjacent display shelving.

Kitchen

16' 10" x 8' 5" (5.13m x 2.57m)

Window to front with side door leading to side passage with side window. Range of modern base and wall units providing ample storage with modern work surfaces incorporating a breakfast bar. Fitted sink with built in appliances. Wall mounted GLOWWORM boiler providing hot water and central heating.



Bedroom 1

20' 8" x 11' 10" (6.30m x 3.61m)

Main Bedroom Two Large windows to rear overlooking the conservatory and gardens further window to side and door with access to the Conservatory. The current main bedroom was originally two rooms (and could be converted back to provide two separate rooms) and so gives an usually large room with views of the garden. Range of built in wardrobes. Door to En-Suite .

En-Suite

Window to side modern white coloured suite with panelled bath with mixer taps and shower attachment, substantial quadrant shower with wall mounted thermostatic controls, pedestal wash hand basin, low level WC.

Conservatory

19' 7" x 11' 10" (5.97m x 3.61m)

With UPVC double glazed windows with French doors giving access to the rear garden the conservatory is a recent addition to the original constructed property, this wonderful room is the perfect place to read a book, have lunch or watch the wildlife in the garden.

Bedroom 2

21' 8" x 9' 8" (6.60m x 2.95m)

FIRST FLOOR Large open room with a sleeping area one end and dressing area, reading area the other, would also make an ideal study area or office. Three Velux windows allow plenty of light into the bright and airy room. Lots of Eves Storage. Door to En-Suite.

Ensuite

FIRST FLOOR Velux window overlook front of the property. A Modern Suite comprising a low level WC and wash hand basin, door to large eaves storage space.

Front Garden

Laid to lawn with flower shrub beds. Driveway adjacent to property with parking for up to four vehicles.

Rear Garden

Fully enclosed and has been landscaped with a variety of specimen shrubs and trees and three timber sheds. There are two paved areas one adjacent to the conservatory and a further paved patio at the very foot of the garden. Access only from garden a Large Pre-fabricated Store/ Workshop 13'9 x 10'3 has an up and over door, light and power and a window providing natural 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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directions to this property:

From Connells offices at 20 Salisbury St, Blandford Forum DT11 7AR, Head north on Salisbury St/B3082 toward Anchor Gateway (128 ft), Continue straight to stay on Salisbury St/B3082 (0.2 mi) Turn right toward Damory St/B3082 and then Turn right onto Damory St/B3082 and continue to follow B3082 for about 0.7 mi until you reach the roundabout at At Two Gates Roundabout, take the 3rd exit onto A354 travel for about 0.7 mi and at the Badger Roundabout, take the 1st exit onto Bournemouth Rd/A350 drive for about 1.3 mi as you enter the village look for a turning on the right market The Close the property is on the left after about 100m DT11 9PA, UK

Tenure: Freehold

EPC Rating: C Council Tax
 Band: D



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