



Symonds
& Sampson

Haydon Hill Close

Charminster, Dorchester, Dorset

1 Haydon Hill Close

Charminster, Dorchester
Dorset DT2 9WP

A very well presented three bedroom, semi-detached house, in a small village cul-de-sac with master en suite bedroom, double carport and attractive outlook.



- Semi-detached
- Double carport
- Master en suite
- Downstairs cloakroom
- Very well presented
- Small cul-de-sac
- Manageable garden

Guide Price £325,000

Freehold

Dorchester Sales
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THE DWELLING

A modern three bedroom semi-detached house in a small cul-de-sac and enjoying an elevated position with a nice outlook. The property benefits from a double carport situated at the rear of the house, master en suite and manageable private garden.

ACCOMMODATION

The accommodation is light and bright throughout with the ground floor accommodation comprising of; entrance hall with handy cloakroom, a nice sized living/dining room with attractive oak effect flooring, a gas fire with hearth and surround, space for a dining table and a handy under stairs cupboard. The kitchen/breakfast room is fitted with a range of cupboards and drawers, ample work surfaces with integrated gas hob and electric oven, space for white goods, space for table and chairs, a handy storage cupboard and French doors into the garden.

Upstairs on the landing is a linen/airing cupboard. The master bedroom has fitted wardrobes and an en suite shower room. Bedroom 2 is a double room with a fitted wardrobe and Bedroom 3 a single room. The bathroom has a white suite with a bath, WC and basin.

Further benefits include modern UPVC double glazed windows and gas central heating.

OUTSIDE

At the front of the property are some attractive flower borders and steps giving side access. The rear garden has a private patio abutting the house and steps up to a level garden laid to artificial grass. There is a gate that gives back access leading to the carport.

SITUATION

Charminster is a popular and thriving village with a first school, a shop/sub post office, two public houses, as well as a fine Norman parish church. The village lies about 1.5 miles to the north of Dorchester which has an excellent range of shops, schools, restaurants, leisure facilities and the county hospital. Dorchester train stations provide mainline railway services to London/Waterloo and the local lines to Weymouth and Bristol/Temple Meads.

DIRECTIONS

What3words///waged.limit.medium

SERVICES

Mains water, electricity, gas and drainage are connected.
Gas central heating.

Broadband - Superfast speed available

Mobile - It is reported that you are likely to have coverage outdoors and limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

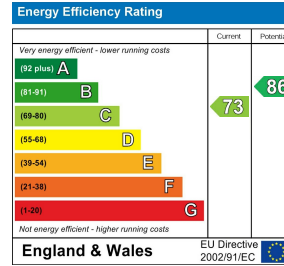
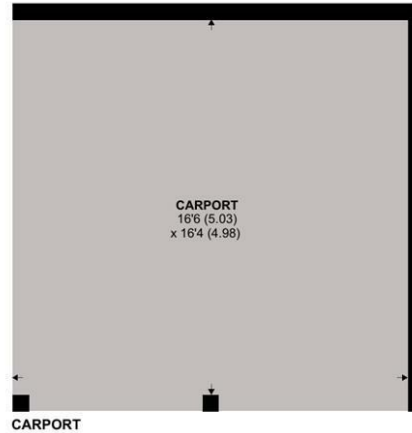
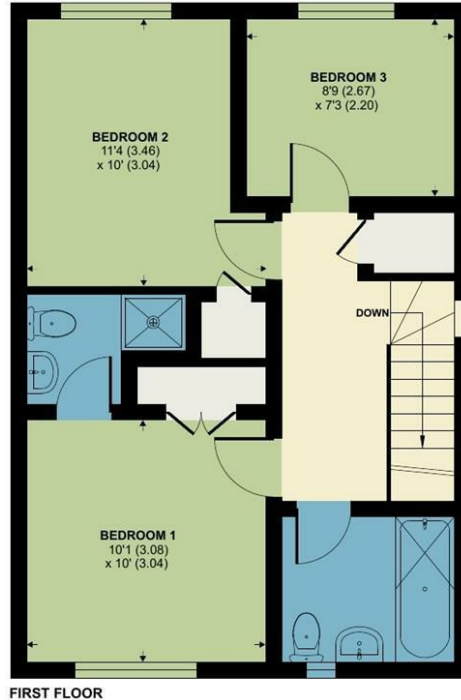




Haydon Hill Close, Charminster, Dorchester

Approximate Area = 966 sq ft / 89.7 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1189645



Dorchester/SXP/20.09.24



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