



Chalky Road
Broadmayne



This well-presented, modern property, situated in the popular village of Broadmayne, boasts a number of favourable features including underfloor heating covering the ground floor which is individually controlled in each room, hit and miss blinds in several rooms, oak doors and skirtings and sealed unit double glazed windows throughout. Accommodation includes a dual aspect sitting room, stylish kitchen/dining room, four double bedrooms with an en-suite to the main and one currently utilised as a dining room, family bathroom and ground floor WC. Externally, the property benefits from a mainly lawned, rear garden, driveway and carport providing parking for four cars. EPC rating B.

Broadmayne is a popular Dorset village offering a number of local amenities including a family friendly public house, village hall with playing field and playground, first school, local store and post office and two churches. The area offers an abundance of walking and cycling routes and the World Heritage Jurassic coastline with Ringstead beach only a few minutes drive away. The property sits within the catchment area for St Mary's Middle school in Puddletown and Thomas Hardy School in Dorchester. Close by is the county town of Dorchester, home to the Brewery Square development and the County Hospital. The town also boasts train links to London Waterloo and Bristol Temple Mead.



Entrance to the property is via a door which takes you through to the property's hallway. Tiled flooring continues throughout the hall and allows access to all ground floor rooms including the ground floor WC.

The modern kitchen/dining room is fitted with a range of 'shaker' style wall and base level units with worksurfaces over, underfloor heating and tiled flooring throughout. The units are fitted with under cabinet lighting and the ceilings with inset lighting. Integral Neff appliances include a double oven, five-ring gas hob with extractor hood over and dishwasher. There is also a water softener and space provided for a dining table and chairs.

The sitting room is a generous room featuring two sets of French doors that lead directly to the garden.

Also situated on the ground floor is bedroom four, the room offers flexible accommodation and is currently utilised as a dining room.

From the hall, a set of stairs rise to the first floor where the remaining bedrooms and family bathroom are situated. An airing cupboard housing the water tank can also be located on the landing.

There are three bedrooms on the first floor, all double in size with either a front or rear aspect window. All bedrooms also benefit from fitted wardrobes with sliding doors. Additionally, bedroom one further benefits from an en-suite shower room with shower cubicle, WC and wash hand basin.

The family bathroom is fully tiled throughout and fitted with a suite consisting of a panel enclosed bath with shower attachment, WC, heated towel rail and wash hand basin with storage below.

Externally:

Externally, the property enjoys an attractive, generous-sized garden, laid predominantly to lawn with a summer house which has electrics, underfloor heating and is insulated. There is also a workshop with electrics, driveway and carport to the front of the property providing parking for four cars.

Agents Notes:

Please note there is a proposed annual charge of approximately £50.00 which covers the Lytchetts Park management fee and shared access drive. However, we are advised this charge has not been collected in the previous two years due to sufficient funds.



Please be advised there is an ongoing planning application for the development of up to 80 residential dwellings which has been submitted in regards to the land adjacent to Broadmead Broadmayne. For more up-to-date information please visit the Dorset Council planning website - (planning application P/OUT/2021/05309).

Please also note there is a TPO registered at this property.

Please note the property is timber framed.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlheccom 2024. Produced for Parkers Estate Agents. REF: 1071056

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

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

Chalky Road, DT2

Approximate Area = 1294 sq ft / 120.2 sq m

Outbuildings = 222 sq ft / 20.6 sq m

Total = 1516 sq ft / 140.8 sq m

For identification only - Not to scale

