



Queens Drive
Moreton



PARKERS
PROPERTY CONSULTANTS & VALUERS



This three-bedroom, end of terrace property is situated in a quiet cul-de-sac location in the favourable village of Moreton, spread across three floors with accommodation including a front aspect kitchen/diner, sitting room, family bathroom, en-suite and ground floor WC. Externally, there is a low-maintenance rear garden and driveway providing off-road parking. EPC rating C.

Moreton is a popular and picturesque village located near to the County town of Dorchester. The village is situated in the beautiful countryside of the River Frome valley, surrounded by stunning landscapes and natural beauty. Moreton is famous for its beautiful church, St Nicholas, which dates back to the 13th Century and is known for its stunning stained-glass windows. Additionally, the village is home to the Frampton Arms Pub and The Walled Garden with its own cafe as well as a beautiful five-acre landscaped formal garden to wander around. Moreton is also the final resting place of T.E. Lawrence, also known as Lawrence of Arabia who lived nearby at Clouds Hill. Moreton has its own mainline railway station (on the London Waterloo to Weymouth line).



Entrance to the property is via a wooden door which takes you through to the property's hallway. From there, access can be gained to all ground floor rooms including the ground floor WC.

The kitchen/diner is a good-size room with space for a dining table and chairs. The kitchen area is fitted with a range of wall and base level units with worksurfaces over and vinyl flooring throughout the area. There is an integral double oven and four-ring hob and space provided for further appliances.

The spacious sitting room features a selection of fitted shelving and a single door providing direct access to the rear garden.

Stairs rise to the first floor where the family bathroom and two bedrooms are situated. A useful cupboard can also be located on the landing.

The two bedrooms on the first floor are both double in size with bedroom two benefitting from fitted wardrobes.

The family bathroom is furnished with a suite consisting of a panel enclosed bath with shower attachment, WC and wash hand basin. The room is finished with vinyl flooring throughout.

Stairs rise to the second floor where the main bedroom is situated. The bedroom offers good-size dimensions and en suite bathroom with panel enclosed bath with shower attachment, WC and wash hand basin.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn with pedestrian side access and a driveway to the side of the property providing off road parking.

Services:

Mains electricity, water and drainage are connected. Electric central heating.

Local Authorities:

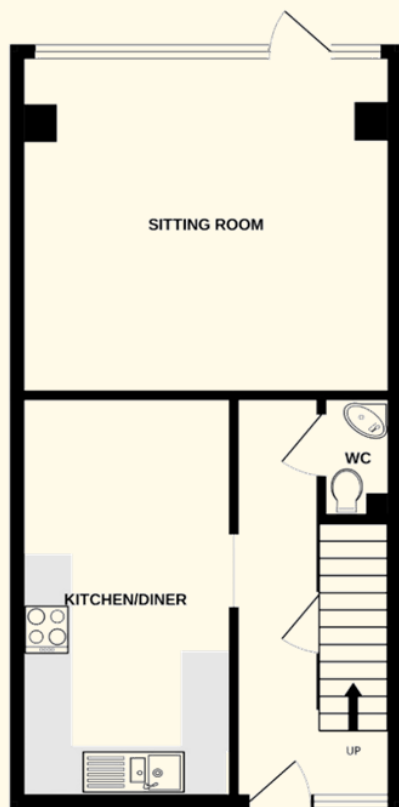
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is D.

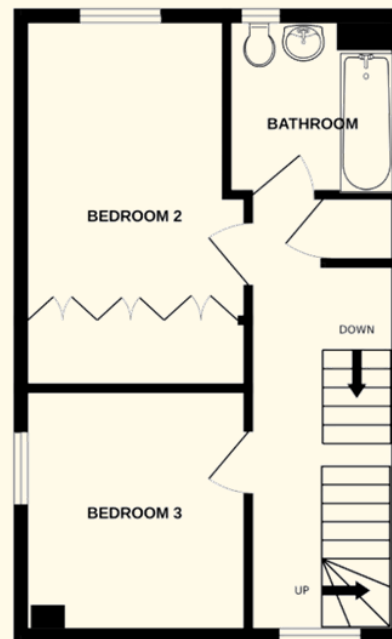
Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers.
Tel: 01305 340860.

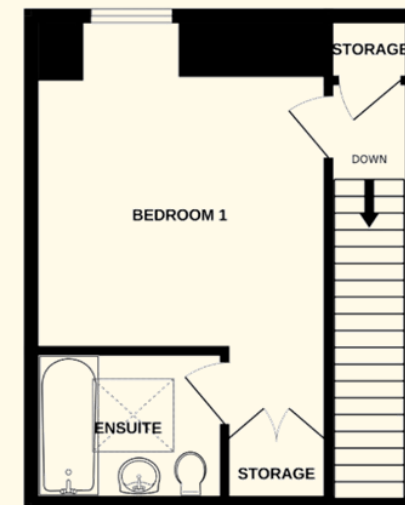
GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room Dimensions:

Kitchen/Diner	5.03m x 2.69m (16'06" x 8'10")
Sitting Room	4.67m x 4.27m (15'04" x 14'00") max
Ground Floor WC	1.80m x 0.91m (5'11" x 3'00")
Bedroom One	4.72m x 3.68m (15'06" x 12'01") max
En-Suite	2.34m x 1.91m (7'08" x 6'03")
Bedroom Two	3.76m x 2.77m (12'04" x 9'01") max
Bedroom Three	3.33m x 2.77m (10'11" x 9'01") max
Bathroom	1.93m x 1.88m (6'04" x 6'02")

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.