



St Martins Close
Broadmayne

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A beautifully presented bungalow in the popular village of Broadmayne, just a 10-minute drive from Dorchester, with bus services also available to Dorchester and Weymouth. There are two ground-floor bedrooms and a first-floor bedroom. The property offers further accommodation including a good-size sitting-room, conservatory/dining room, shower room and first floor cloakroom. Externally there is beautifully presented front and rear garden. Furthermore, there is a single garage/workshop with allocated parking to the front. EPC rating C.

Broadmayne is a popular Dorset village offering many events and functions throughout the year and 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 offering plentiful history and a variety of social facilities including museums and cinemas. It is also home to the Brewery Square development, a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. The County Hospital is also located near the town and there are train links to London Waterloo and Bristol Temple Mead. A short drive south of the village will take you towards the celebrated Jurassic Coastline with its stunning and dramatic scenery and beaches.



The attractive front garden is mainly laid to lawn with a number of mature plants and shrubs. Steps lead to the part-glazed UPVC door with storm porch over. The hallway has a vinyl, tile-effect mixed tile flooring continuing throughout and offers access to all ground floor accommodation. The hall also houses the airing cupboard with Glow Worm combi boiler and tumble dryer. Stairs lead to the first floor.

The sitting room is offered in neutral tones with wood-effect flooring and a door leads to a large walk-in storage cupboard, currently utilised as a part larder/office space. Behind the current imitation electric log burner, with oak mantle, is an open working fireplace.

A sliding door leads through to the kitchen which has been recently tastefully renovated by the current owner with Howdens navy-blue shaker style wall and base units with worksurface over. Integrated appliances include a washing machine, dishwasher, fridge, electric oven and four-ring electric hob with extractor hood over. There is also a sink and drainer. The room is finished with water resistant vinyl flooring and has a rear aspect window proving natural light.

The conservatory/dining room offers further living accommodation whilst enjoying a pleasant outlook on to the garden, with French doors offering direct access onto an area of resin style patio, which leads to the pedestrian gate and garage. The room is finished with engineered wooden flooring with underfloor electric heating.

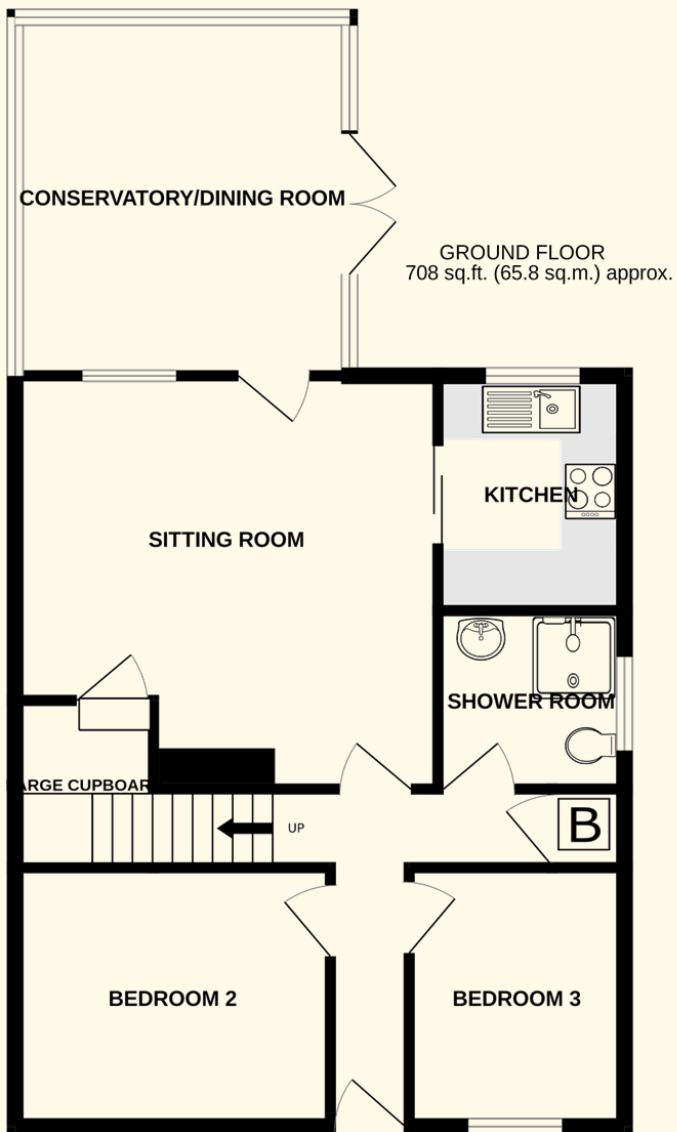
Both ground floor bedrooms are double in size and have a front aspect.

The tastefully presented shower room is fitted with a double rain shower cubicle, WC and pedestal wash hand basin. The room is complete with Porcelain floor tiles, marble style boards and LED mirrored lights.

Accommodation extends to the first floor where a further double bedroom is located with built in wardrobes. The landing has rear aspect Velux window and a door leads to an en-suite cloakroom with WC and wash hand basin.

Externally there is an attractive and well-maintained rear garden with both an area of lawn and resin patio abutting the property creating the ideal space for garden furniture. There is a potting shed (approximately 8'x6') to the side of the garden and side and rear aspect gates. Providing level access to the property, and with a side pedestrian door, is the single garage which has light, power and up and over door. There is parking to the front of the garage.





Room Dimensions:

Sitting Room	4.67m x 4.65m (15'4" x 15'3") max
Kitchen	2.51m x 2.01m (8'3" x 6'7")
Conservatory/Dining Room	3.84m x 3.58m (12'7" x 11'9")
Bedroom One	4.32m x 2.95m (14'2" x 9'8")
Bedroom Two	3.38m x 2.77m (11'1" x 9'1")
Bedroom Three	2.77m x 2.31m (9'1" x 7'7")
Bathroom	1.91m x 2.01m (6'3" x 6'7")

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.
Mains gas fired central heating.

Flood Risk:

Zone 1

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is D.