



Ellerslie Close  
Charminster



PARKERS

PROPERTY CONSULTANTS & VALUERS



This well-presented, detached bungalow, situated within the popular area of Charminster and within a quiet cul-de-sac, offers favourable accommodation including two good-size reception rooms, a conservatory, kitchen, three bedrooms and bathroom. Externally, there is a low-maintenance, fully enclosed courtyard garden with workshop to the rear. To the front of the property is a gravelled area and there is a paved area providing off-road parking. EPC rating D.

The property is located within the historical and picturesque village of Charminster, two miles north of the County Town of Dorchester, situated on the River Cerne. The village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times. Charminster offers two village pubs and a range of social organisations for all ages. Further amenities include two village halls, a convenience store which houses a post office and a Norman Church. A regular bus service operates through the village and a ten-minute journey into Dorchester provides rail links to London Waterloo and Bristol Temple Meads.



Entrance to the property is via a UPVC door which takes you through to the entrance hallway. From there, an internal door takes you through to the first reception room. The room features a front aspect and fireplace housing the wood burner.

The second reception room is situated to the rear of the property, with good-size dimensions and a set of French doors leading to the conservatory.

Adding further living accommodation to the property, the conservatory enjoys a lovely outlook and direct access onto the rear garden.

The kitchen is fitted with a range of cream gloss wall and base level units with worksurfaces over, part-tiled walls and vinyl flooring throughout. There is an integral electric oven, five-ring gas hob and slim line dishwasher. Space is allocated for further appliances.

All three bedrooms at the property benefit from either a side or rear aspect window allowing plentiful natural light to enter the rooms. Bedroom three additionally benefits from a fitted wardrobe with two sets of double doors.

The bathroom is furnished with a panel enclosed bath, shower cubicle, WC and wash hand basin. The room is completed with vinyl flooring and part-tiled walls.

Externally, the home offers an enclosed, low-maintenance garden, abutting onto open fields. The garden is laid to paving and shingle and there is also a workshop offered. The low-maintenance front garden offers space for pots and the paved area offers off-road parking. There is a shared drive giving access to the rear and side of the property.

**Flood Risk:**

Surface water – Low risk.

Rivers and the sea – Low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

**Local Authorities:**

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council tax band D.

**Room Dimensions:**

Reception Room	4.32m x 3.23m (14'02" x 10'07") max
Sitting Room	4.55m x 4.29m (14'11" x 14'01")
Conservatory	3.99m x 3.56m (13'01" x 11'08") max
Kitchen	4.14m x 2.18m (13'07" x 7'02")
Bedroom One	5.79m x 2.26m (19'00" x 7'05")
Bedroom Two	4.14m x 2.79m (13'07" x 9'02") max
Bedroom Three	3.76m x 1.78m (12'04" x 5'10")
Bathroom	2.18m x 1.65m (7'02" x 5'05")

GROUND FLOOR



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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