



Pride Close
Moreton



PARKERS
PROPERTY CONSULTANTS & VALUERS



This three-bedroom, family home is favourably situated in a quiet cul-de-sac location in Moreton. The home offers accommodation, spread across two floors, comprising of a kitchen/diner, good sized sitting room, three double bedrooms with en-suite facilities to the main, newly fitted family bathroom, ground floor WC and integral garage. Externally, the property offers a spacious, enclosed garden with gated access and a single garage with parking to the front. EPC rating D.

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 gained via a part-glazed wooden door which leads through to the hallway where access can be gained to all principal ground floor rooms and ground floor WC. Also in the hallway is a useful under-stair storage cupboard.

The good sized, dual aspect sitting room has wood-effect laminate flooring throughout and offers rear access to the garden via a set of French doors.

The modern kitchen/diner has tiled flooring throughout and is fitted with a range of wall and base level units. Integral appliances include a 1 ½ bowl, sink and drainer, four-ring hob with extractor hood over and further space provided for additional appliances.

A door from the hallway leads into the integral garage with space and plumbing for a utility area and hinged double doors to the front.



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

The family bathroom has been recently fitted with a suite consisting of an enclosed bath with shower attachment and part-shower screen, WC and wash hand basin. The room is finished with tiled walls closest to the bath, wood-effect flooring throughout and fitted shelving.

There are three double bedrooms in the property, with bedroom three benefitting from a fitted wardrobe and bedroom one from an en-suite shower room.

Externally, the family home offers a rear garden with an area of lawn, stone and paved patio area abutting the property, perfect for alfresco dining. The garden also offers pedestrian, gated access.

Services:

Mains electricity. Water and drainage are connected.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is C.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating

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

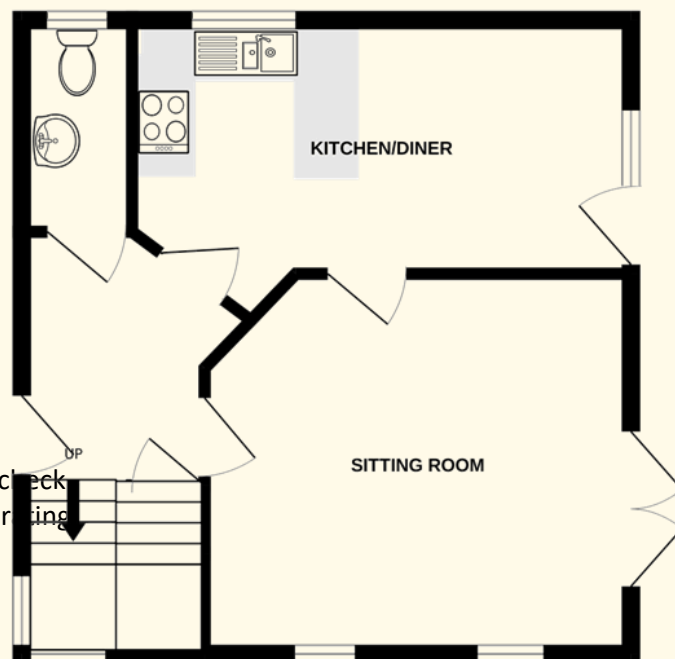
Broadband:

At the time of the listing, standard broadband and superfast broadband are available.

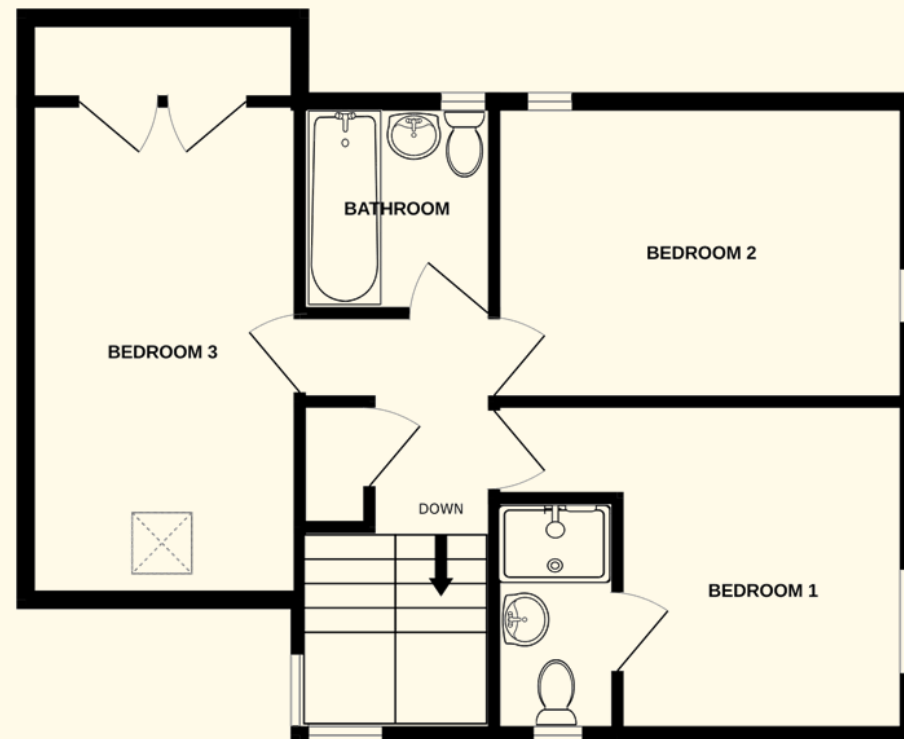
Mobile service indoor is listed as limited, likely and none depending on the provider and outdoor is listed as likely and limited depending on the provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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:

Sitting Room	4.14m x 3.68m (13'07" x 12'01")
Kitchen/Diner	4.83m x 2.79m (15'10" x 9'02")
Bedroom One	3.56m x 2.95m (11'08" x 9'08")
Bedroom Two	4.01m x 2.95m (13'2" x 9'8")
Bedroom Three	4.83m x 2.67m (15'10" x 8'09")

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.