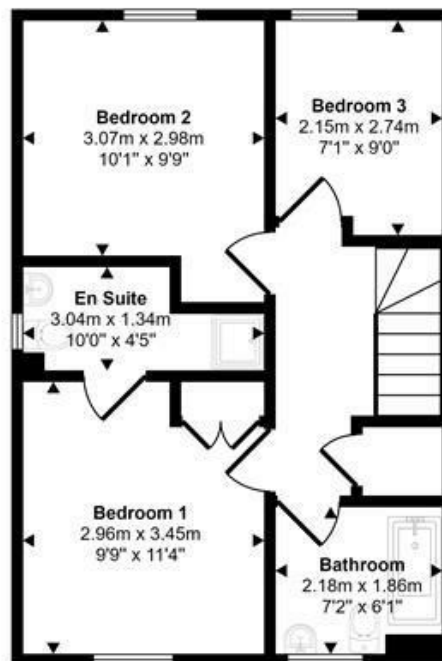


Ground Floor
Approx 44 sq m / 472 sq ft

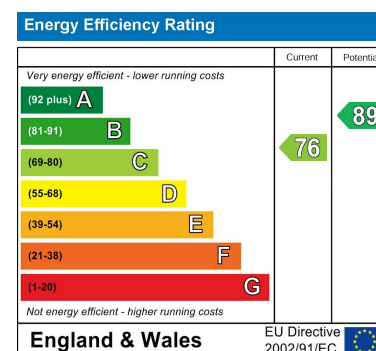


First Floor
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Duddenfield
Yetminster

Offers In Excess Of
£280,000

A wonderful chance to purchase a bright and well proportioned semi detached family home with three generously sized bedrooms, built to a high specification and presented to the market in new condition. The property lies on the fringe of the sought after village of Yetminster, just ten minutes walk to the amenities and a twenty minute walk to the train station, which serves Weymouth to Bristol. The village itself boasts doctor's surgery, community hall and cafe, recreational/sports ground, shop with post office and primary school. There is also a public house with further facilities found four miles away in Sherborne. The property was built about three years ago by Burrington Estates, finished to a very high standard and providing contemporary accommodation to satisfy today's expectations. The property offers 'on trend' rooms with a large open plan living space and kitchen fitted with plenty of soft closing cupboards and built in appliances. The property also benefits from uPVC double glazing throughout, LPG central heating with dual zone control and the remainder of the NHBC ten year guarantee. A viewing is absolutely vital to truly appreciate this well laid out home, as well as the room sizes and the property's location. An early viewing strongly recommended to avoid missing out the on the opportunity to be the second owner.

The accommodation is arranged over two floor with a roomy and welcoming entrance hall, on the ground floor with doors off to the cloakroom and the open plan living space, which has a designated kitchen area - fitted with plenty of cupboards and appliances. On the first floor there is the family bathroom and three generously sized bedrooms, main with en-suite shower room and built in wardrobes. Outside, there are two allocated parking spaces and an easy to maintain rear garden. DRAFT DETAILS



ACCOMMODATION

Ground Floor

Entrance Hall

Steps rise to the composite front door with inset opaque glazed pane and peephole, which opens into a roomy and welcoming entrance hall. Recessed ceiling lights. Smoke detector. Central heating programmer/thermostat. Radiator. Tiled floor with inset mat by the front door. Stairs rising to the first floor and oak doors to the cloakroom and to the:-

Open Plan Living Space

Sitting/Dining Area - Bi-folding doors out to the rear garden. Ceiling lights. Two radiators. Power and television points. Large under stairs storage cupboard housing the electrical consumer unit and fitted with power and telephone points. Opens to the:-
 Kitchen Area - Window to the front with partial rural outlook. Recessed ceiling lights. Smoke detector. Power points. Fitted with a range of stylish soft closing modern kitchen units consisting of floor cupboards, separate drawer unit with cutlery and deep pan drawers and tall cupboard housing the LPG central heating boiler. Generous amount of marble effect work surfaces with matching upstand and one and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated fridge/freezer and dishwasher. Washing machine included. Gas hob with metal splash back and extractor hood above. Built in double electric oven with storage cupboards above and below. Tiled floor.

Cloakroom

Ceiling light. Extractor fan. Part tiled walls. Chrome heated towel rail. Fitted with a wall hung wash hand basin with mono tap and mirror above and low level WC with dual flush facility, concealed cistern and tiled shelf above. Tiled floor.

First Floor

Landing

Stairs rise and curve up to the galleried landing. Recessed ceiling lights. Smoke detector. Access to the loft space. Power points. Linen cupboard housing the hot water cylinder and fitted with a slatted shelf. Oak doors to all rooms.

Bedroom One

Window to the front aspect. Ceiling light. Radiator. Central heating programmer/thermostat. Power and television points. Built in double wardrobe with hanging rail and shelf. Oak door to the:-

En-Suite Shower Room

Opaque glazed window with tiled sill to the side elevation. Recessed ceiling lights. Extractor fan. Part

tiled walls. Chrome heated towel rail. Fitted with a contemporary suite consisting of low level WC with dual flush facility, wall hung wash hand basin with tap, mirror above and shaver socket to the side plus large walk in shower cubicle with mains shower and choice of shower head. Tiled floor.

Bedroom Two

Window with outlook to the rear with countryside view in the distance. Ceiling light. Radiator. Power and television points.

Bedroom Three

Window to the rear aspect with partial countryside views in the distance. Ceiling light. Radiator. Power and television points.

Bathroom

Opaque window with deep tiled sill to the front elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Fitted with a stylish modern suite consisting of bath with central inset wall taps, mains shower over and full height tiling to surrounding walls plus screen, low level WC with dual flush facility and concealed cistern and wall hung wash hand basin with mono tap and shaver socket to the side. Tiled floor.

Outside

Parking and Garden

Almost opposite the property there is a tarmac parking area where the first two parking spaces belong to the property. A timber gate to the side of the house opens to a manageable garden that is laid to lawn and paved seating area. There is a good sized shed. The garden is fully enclosed and enjoys a high degree of privacy.

Useful Information

Energy Efficiency Rating C
 Council Tax Band D
 uPVC Double Glazing
 LPG Central Heating from a Combination Boiler (communal LPG tank)
 Mains Drainage
 Freehold
 Development Fee of £208.99 per annum - Will be paid up from 1/4/24 to 31/3/2025
 Vendor Suited and that purchase will be End of Chain

Directions

From Sherborne

Follow signs to Thornford. Proceed through the village of Thornford. Turn left toward the rail station. On arriving in Yetminster, turn left into Northfield, then immediately right into Duddenfield where the property will be found on the left hand side. Postcode DT9 6FA

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.