



15 Cereleton Park, Charlton Marshall, Dorset, DT11 9PL





**A Spacious 4 Bedroom Detached Family Home With Beautiful Mature Garden Backing Onto The Trailway. The Property Benefits From A Garden Room, Master Bedroom With En-Suite & Double Garage**

**Hallway** - UPVC part obscure glazed door with side panels to front, stairs to first floor, storage cupboard, personal door to garage, thermostat for heating, telephone point, radiator

**Cloakroom** - Low level WC with concealed cistern, vanity wash hand basin with cupboard under, tiled splash-backs, obscure glazed window to side aspect, radiator, vinyl flooring, extractor fan

**Living Room 18'4" (5.59m) x 11'2" (3.4m)**- Bay window to front aspect, gas fire place set in stone surround and hearth, TV point, telephone point, 2 radiators, glazed double doors to conservatory

**Garden Room 10'5" (3.18m) x 9'7" (2.92m)**- Of brick and UPVC construction with a tiled pitched roof, fully glazed French doors to rear garden, 2 Velux windows, 2 wall lights, 2 radiators, vinyl flooring, recessed lighting

**Dining Room 9'10" (3m) x 9'9" (2.97m)**- Fully glazed French door to rear garden, sliding doors to Living Room, radiator, vinyl flooring

**Kitchen 10'0" (3.05m) x 9'10" (3m)**- Range of cream gloss fronted base and wall units providing cupboard and drawer storage, work-surfaces with ceramic upstands and backsplash, 1 1/2 bowl sink with drainer inset and mixer tap, eye level Neff electric double oven and grill, space and plumbing for dishwasher, window to rear aspect, TV point, vinyl flooring

**Utility Room** - Matching cream gloss fronted units and work-surfaces, stainless steel sink, space for fridge/freezer, obscure glazed door and window to side aspect, heated towel rail, vinyl flooring

**Landing** - Doors to all main rooms, access to roof space with drop down ladder (partly boarded)



**Bedroom 1 11'3" (3.43m) x 9'10" (3m)**- Window to rear aspect, 2 fitted wardrobes with sliding doors, TV point

**En-Suite** - White suite comprising shower enclosure with recessed controls, vanity wash hand basin with storage under, WC with concealed cistern, tiled splash-backs, mirror, shaver point, airing cupboard housing hot water tank, obscure glazed window to front aspect, heated towel rail, vinyl flooring, extractor fan

**Bedroom 2 10'2" (3.1m) x 9'9" (2.97m)**- Fitted wardrobes to one wall, window to rear aspect, TV point, radiator, recessed lighting

**Bedroom 3 10'2" (3.1m) x 9'6" (2.9m)**- Window to front aspect, radiator

**Bedroom 4 8'10" (2.69m) x 6'11" (2.11m)**- Window to rear aspect, telephone point, radiator

**Bathroom** - Panelled bath with centre tap and shower above with recessed controls, pedestal wash hand basin, tiled splash-backs, low level WC, obscure window to front aspect, radiator, vinyl flooring, recessed lighting

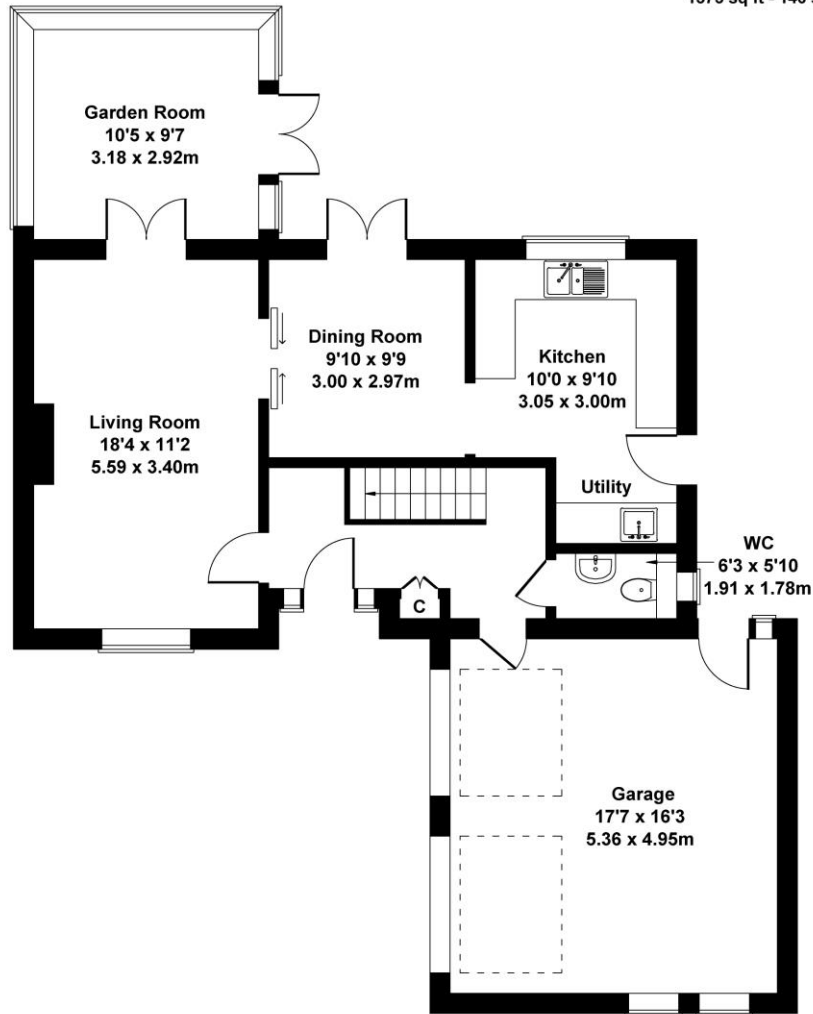
**Outside** - The property is approached by a tarmac driveway providing ample parking, gate to rear garden, partly bounded by hedging to front. Enclosed rear garden bounded by timber fencing, large patio area adjacent to the rear of the property with pergola, steps leading to the remainder being laid to lawn with well stocked mature shrub beds, timber summer house, green house. Current Vendors rent the bank and top of the garden from the council for £100 PA

**Double Garage 17'7" (5.36m) x 16'3" (4.95m)**- 2 electric roller garage doors to front, UPVC personal door and window to rear garden, Valiant gas boiler, space and plumbing for washing machine and tumble dryer, stainless steel single sink, electric consumer unit, light and power

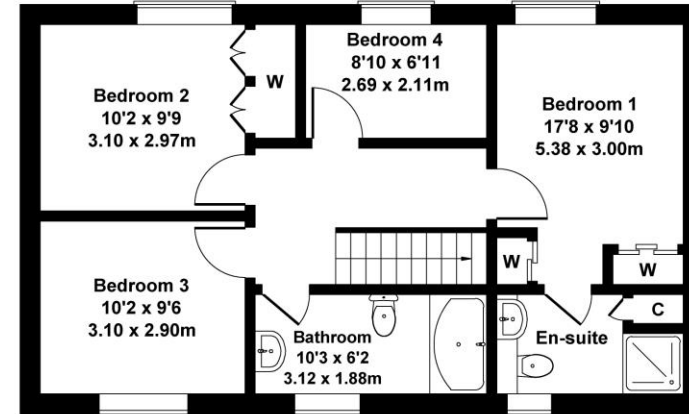
£600,000 Freehold

# 15 Cereleton Park

Approximate Gross Internal Area  
1575 sq ft - 146 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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