



12 Priory Gardens, Pimperne, Dorset, DT11 8XH





An Immaculate 3 Bedroom Semi-Detached House With Garage Situated In A Cul-De-Sac In The Popular Village Of Pimperne. The Property Benefits From A Conservatory, Cloakroom & Driveway Parking

Upon entering the property you are welcomed into the entrance porch, with a useful storage cupboard and ground floor cloakroom.

The hallway provides access to a modern kitchen with built in appliances, window to front aspect and breakfast bar.

The large living room is to the rear of the property, and has the benefit of French double doors to the conservatory and garden.

The first floor has 2 good sized bedrooms with built in wardrobes and a single third bedroom. Modern bathroom suite with 'P' shaped panelled bath, wash hand basin and low level WC.

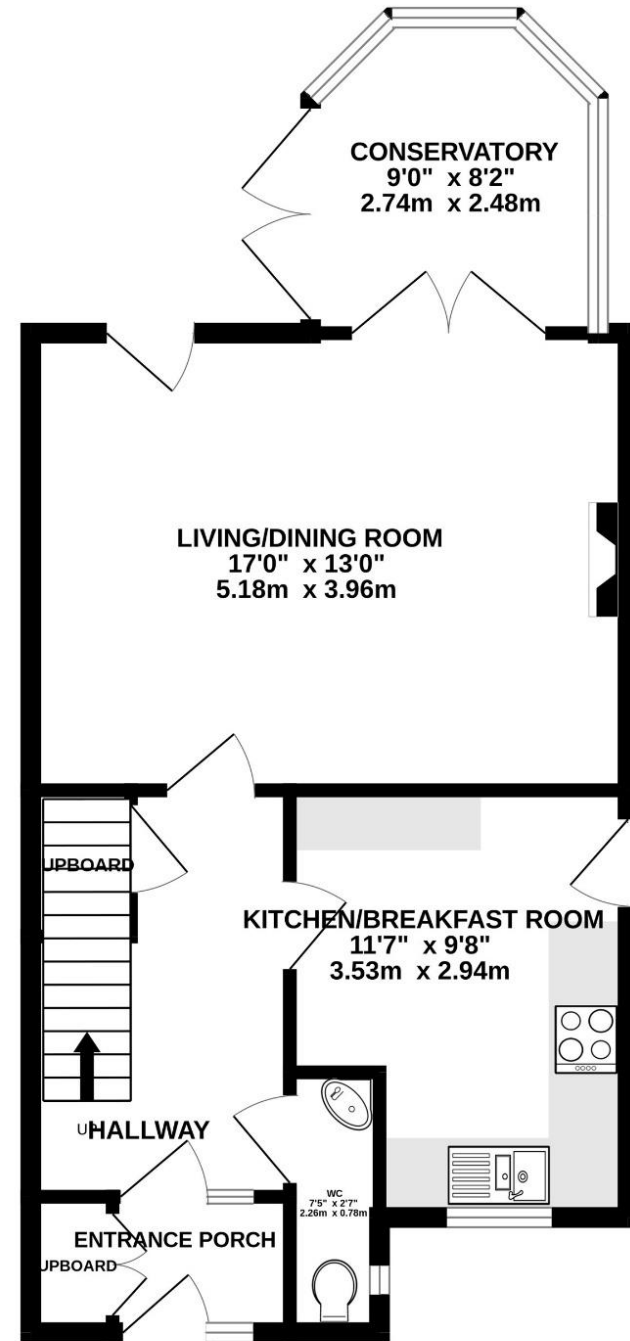
To the front of the property is a driveway with lawned area and an established tree. To the rear is a fully enclosed rear garden with steps leading up to the lawned garden.

A single garage can be found a short distance from the property in a block, with single up and over door.

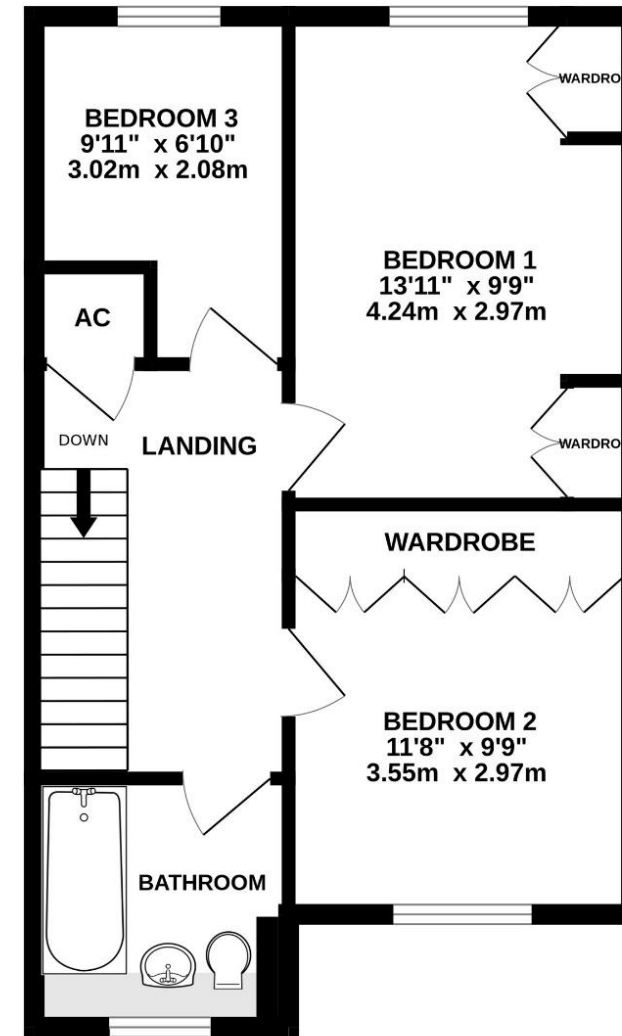


- Entrance Porch -**
- Hallway -**
- Cloakroom -**
- Kitchen/Breakfast Room 11'7" (3.53m) x 9'8" (2.95m) -**
- Living/Dining Room 17'0" (5.18m) x 13'0" (3.96m) -**
- Conservatory 9'5" (2.87m) x 9'2" (2.79m) -**
- First Floor Landing -**
- Bedroom 1 13'1" (3.99m) x 9'9" (2.97m) -**
- Bedroom 2 9'10" (3m) x 9'9" (2.97m) -**
- Bedroom 3 7'4" (2.24m) x 6'10" (2.08m) -**
- Bathroom -**
- Outside -**
- Garage -**

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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