



Kersin, Winterborne Stickland, Dorset, DT11 0NB





A three bedroom detached house offering versatile living accommodation standing in grounds extending to approximate 1/5 of an acre situated on the very edge of the village with views over the surrounding countryside.

An entrance hall has stairs to first floor, wall mounted thermostat for central heating & laminate flooring. A useful downstairs cloakroom comprises a low level WC, obscure glazed window to front aspect.

The lounge has two large picture windows and offering rural views to front aspect. Open fire with raised hearth and display mantel.

The superb kitchen/diner has a recently fitted kitchen with Cream high gloss fronted base & wall units providing cupboard and drawer storage, as well as a further Oak display cabinet with cupboard storage under. The Dining Area comprises a substantial Island Unit with Granit Worktop, doubling as a Breakfast Bar, with cupboard storage under and a discreet pop-up power-point tower. A large picture window to side aspect provides natural light to the dining area.

A utility area is situated next to the kitchen and provides access into the garage via single door.

A secondary reception is found to the rear of the property, with a single door leading to the rear garden.

To the first floor there are three good sized double bedrooms, with the master and bedroom three benefitting from front facing views and bedroom 2 having a side aspect one.

White coloured suite comprising panelled bath with mixer tap/shower attachment, pedestal wash hand basin, low level WC, tiled splashbacks, obscure glazed window to rear aspect & shaver socket.

The property is approached via gates leading to tarmacadam and concrete drive and ample parking which inturn leads to the INTEGRAL GARAGE 18'1 x 9'5 (5.51m x 2.87m) with single up and over door, light and power, window giving natural light, personal door to Utility Room.

The good sized front garden is laid to lawn with established tree and flower/shrub beds, wrought iron gate adjacent to garage leads to concrete storage area housing oil storage tank.

To the side of the property is a fence and further gate leading to side lawned garden and concrete path extending the full length of the property. The rear garden is lawned with raised feature stone rockery, established trees and shrubs with shingle stone area and patio adjacent to the rear of the property. Oil storage tank and a workshop measuring 20'7 x 11'8 (6.27m x 3.56m) max.



Entrance Hall

Cloakroom

Living Room 15'0" (4.57m) x 12'6" (3.81m)

Kitchen/Dining Room 19'5" (5.92m) x 12'2" (3.71m)

Family Room/Bedroom 4 15'3" (4.65m) x 10'3" (3.12m)

Utility Room 12'3" (3.73m) x 8'10" (2.69m)

First Floor Landing

Bedroom 1 15'0" (4.57m) x 10'11" (3.33m)

Bedroom 2 12'4" (3.76m) x 10'10" (3.3m)

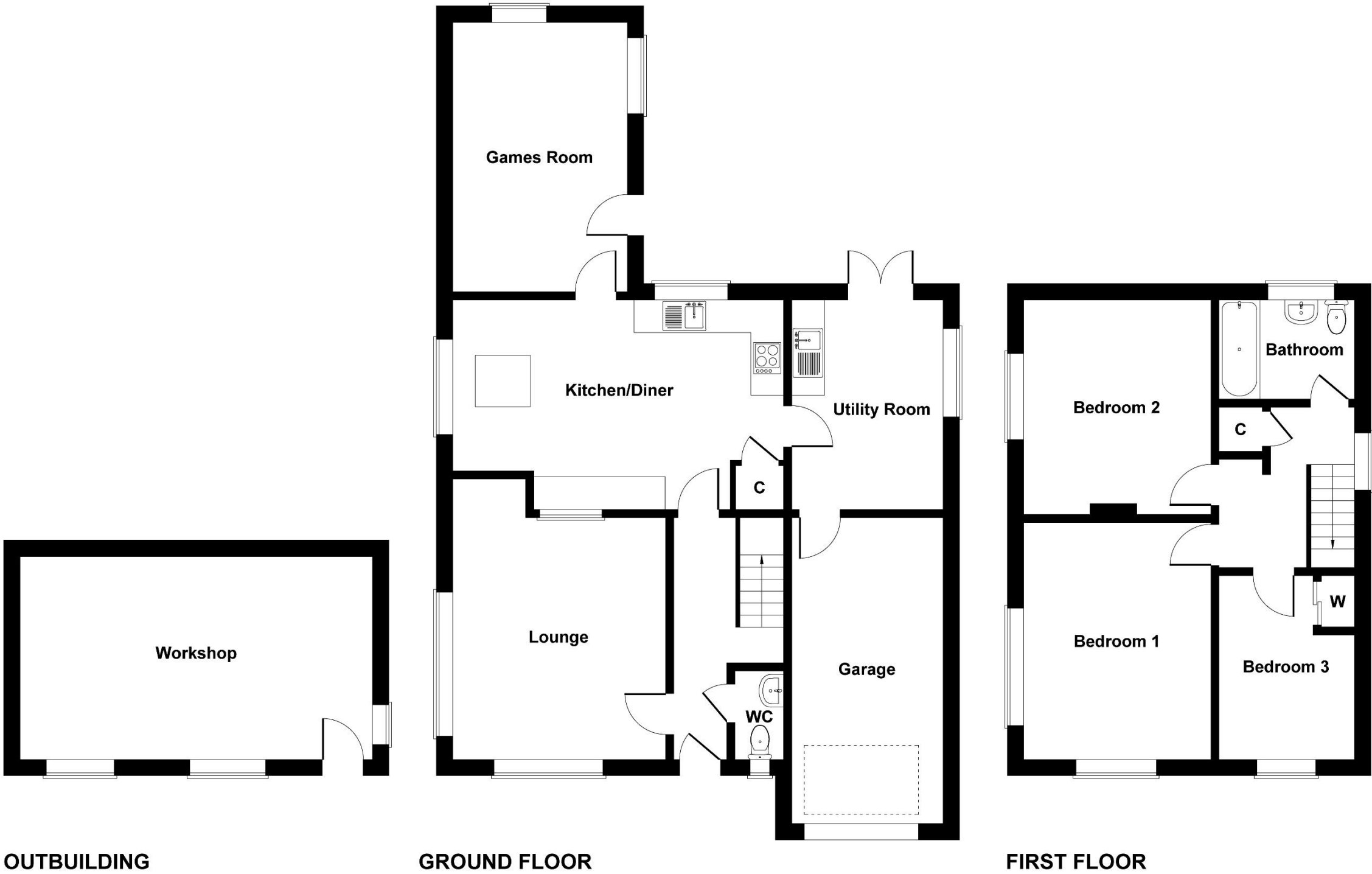
Bedroom 3 9'5" (2.87m) x 8'1" (2.46m)

Bathroom

Garage 18'1" (5.51m) x 9'5" (2.87m)

£450,000 Freehold

Kersin



Not to Scale. Produced by The Plan Portal 2024
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