

The Moor
Puddletown
DT2



Summary of Features

- > Detached Bungalow
- > Mature front and rear gardens
- > Garage and Driveway
- > Ensuite and family bathroom
- > Spacious lounge-dining room
- > Wood burning stove
- > Utility room
- > Kitchen-breakfast room

Offers Over
£575,000
Freehold



DETACHED BUNGALOW offering spacious and light accommodation comprising of FOUR DOUBLE BEDROOMS, ENSUITE master bedroom, Lounge/Diner with WOOD BURNING STOVE, FRONT and REAR GARDENS plus LARGE DRIVEWAY



For Guidance Only



Nestled in a tranquil, leafy location at the end of a private lane, Mulberry is a beautifully designed detached bungalow that offers spacious living areas with a charming, yet characterful ambiance. The desirable village of Puddletown provides an abundance of local amenities, including a shop, post office, the Blue Vinny pub, a parish church, village hall, preschool, with both first and middle schools. There's also a doctor's surgery with a dispensary, veterinary practice, and plenty of surrounding countryside with an abundance of footpaths and bridleways for a much needed check in with nature.

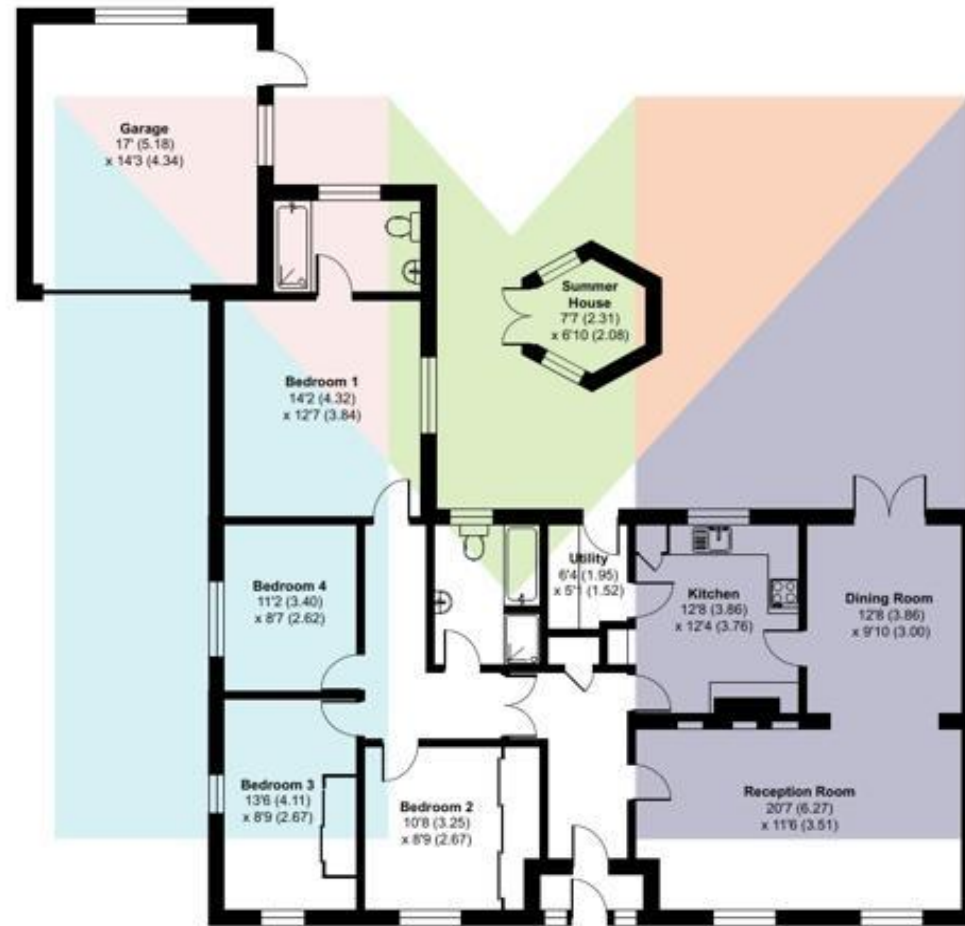
A sweeping gravel driveway passes the impressive front garden, which is enclosed by mature hedges and shrubbery. Additionally, there's ample parking for multiple vehicles, the driveway continues alongside the bungalow, leading to a large garage complete with its own lighting and power.

The bungalow includes four double bedrooms, along with a stylish family bathroom that contains a separate shower cubicle. The master bedroom is particularly spacious, with an en-suite bathroom that includes a wall-mounted shower over the bath.

MATERIAL INFORMATION FOR BUYERS

Council Tax: Band E
Services: Gas and Electric

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

The Moor, Puddletown, Dorchester

Approximate Area = 1446 sq ft / 134.4 sq m

Garage = 246 sq ft / 22.8 sq m

Outbuilding = 39 sq ft / 3.5 sq m

Total = 1731 sq ft / 160.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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