

H·A·M·B·L·E·D·O·N



14 Umbers Hill

Shaftesbury, Dorset

£550,000

Umbers Hill

Shaftesbury
Dorset
SP7 8LB

Large Detached Bungalow | Three Double Bedrooms | Garage & Off Road Parking |
Countryside Views | Newly Fitted Shower Room

14 UMBERS HILL is a substantial three double bedroom detached bungalow of mellow brick elevations under a tiled roof. The property has been improved and maintained by the present owners over the past ten years to create a spacious and comfortable home that is presented in immaculate order throughout.

Enjoying a quiet an convenient cul-de-sac location on the outskirts of town the bungalow benefits from far reaching countryside views from its large south facing garden. Then accommodation includes a 20ft kitchen diner, three large double bedrooms, sitting room, garden room and an integral garage.

The bungalow is located a short distance from the High Street in Shaftesbury with its good range of shops, supermarkets, pubs, restaurants and local transport links.

This property must be viewed to appreciate what's on offer.



APPROACHED Via easy pull in from the cul-de-sac onto a tarmac driveway with paved path leaving to:

ENTRANCE PORCH: A recent addition with a UPVC part glazed front door that opens into a useful porch area with coat hanging space. A further UPVC glazed door leads into:

ENTRANCE HALL: A spacious reception area with doors to further rooms, airing cupboard, door into garage, wall mounted digital heating thermostat and ample power points.

SITTING ROOM (19'6 x 12') Is of impressive proportions with a large full height UPVC double glazed unit with door onto rear garden that enjoys far reaching countryside views. TV point, radiator, telephone point, power points, recently installed wood burner adds a cosy focal point.

KITCHEN/DINER (20'8 x 10'7) A very good sized room which has been fitted in a classic farmhouse style and comprises of painted wooden wall and floor cupboards with matching drawers and trim, solid oak worktops with inset sink and drainer unit with mixer tap, space for free standing oven, space for large American style fridge/freezer, vinyl flooring, two UPVC double glazed windows overlook the pretty front garden and treetops beyond, radiator, ample space for a large table and chairs, door into rear hallway.

MASTER BEDROOM (15' x 12') A very large double bedroom which currently serves as a library/study. UPVC double glazed window to rear aspect enjoying a pleasant outlook over the rear garden and open countryside beyond, radiator ample power points.



BEDROOM TWO (12' x 11') A good sized double bedroom with UPVC double glazed window to rear aspect enjoying far reaching countryside views, radiator, ample power points and space for large freestanding furniture.

SHOWER ROOM: A recently installed white suite comprising of a double shower enclosure with wall mounted shower fittings and a glass screen, low level wc, wash hand basin sat atop useful bathroom storage, heated towel rail, tiled splash backs, UPVC obscure double glazed window, vinyl flooring.

REAR HALLWAY: Door from the kitchen leads into a rear hallway with doors to further rooms.

BEDROOM THREE (13' x 8') Another large double bedroom that could also be an ideal home office/work room, radiator, wall mounted concealed electric consumer unit, UPVC double glazed window to side aspect.

CLOAKROOM: Sliding wooden door, UPVC obscure double glazed window, low level wc, pedestal wash hand basin.

GARDEN ROOM (10' x 8'8) A useful addition of double glazed UPVC construction with brick pillars, vinyl flooring, views over nearby countryside, door opens onto rear garden.

INTEGRAL GARAGE (17' x 10') A good sized single garage with high ceilings, metal up and over door, UPVC obscure window, light and power, space and plumbing for washing machine.



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OUTSIDE: The gardens are a particularly wonderful feature of the property having been lovingly designed and tended by the present owners and enjoying stunning views over the Dorset countryside. Being laid mainly to lawn with herbaceous borders and raised flower beds that are home to many fruit and specimen trees along with established perennial flowers and bushes that provide colour and interest throughout the seasons. Directly off the lounge is a large flat area of gravelled sun terrace with wooden pergola with ample space for outside furniture, steps lead down to the lawn passing a wooden summer house that enjoys the last of the evening sun. The garden has a further seated area to the far boundary, useful wooden tool shed, outside tap and outside light. The front garden is accessed by walking through a useful wide covered wooden lean to that provides an all weather clothes drying area. The front garden is laid mainly to lawn with established shrubs and trees, a gated rose arch leads back to the front door.

SERVICES: Mains Drainage, Water, Electric, Gas, Telephone, Wifi.

Tenure: FREEHOLD

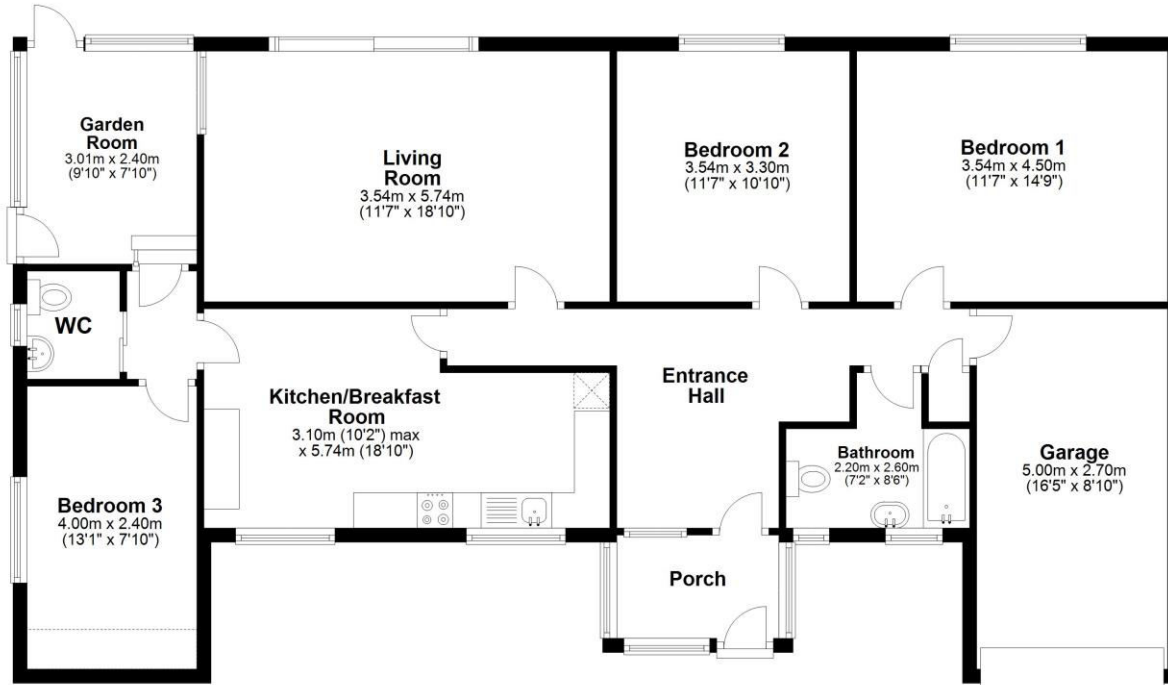
Council Tax - E

EPC - C



Ground Floor

Approx. 122.6 sq. metres (1319.7 sq. feet)



Total area: approx. 122.6 sq. metres (1319.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. 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.
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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