

Hollyhocks, 4 Hillside, Manston



£265,000



Hollyhocks, 4 Hillside, Manston, Sturminster Newton, Dorset, DT10 1EY

No.4 Hillside is an attractive 2 to 3 bedroom older style semi detached dwelling, built of brick elevations under a tiled roof, C1950's, that has been enjoyed as a comfortable and charming home, with spacious living accommodation arranged over 2 floors. With cosy open fireplace, 2 reception rooms and wonderful garden room enjoying fabulous far reaching countryside views towards Hambledon Hill. Enjoying a convenient location in the village of Manston close to the nearby larger towns of Sturminster Newton and Shaftesbury. With enclosed south facing cottage gardens and ample off road parking to the front.

An early viewing is recommended to secure this desirable home.

APPROACHED: Via easy pull in onto driveway and generous parking apron.

ENTRANCE VESTIBULE: Obscure glazed front door, useful built in store cupboard, painted wooden panelled door with obscure glazed top panel.

HALLWAY: Spacious reception area, light beech wood laminate floor, staircase, under stairs cupboard.

LOUNGE: 13'3 x 11' Character room, nicely proportioned with good ceiling height, picture rail, chimney breast, period oatmeal tiled fire place with open grate creates cosy focal point. Ample power points, light beech wood laminate floor, TV aerial point, radiator, pair of double glazed French doors open into:

GARDEN ROOM: 19' x 10' Bright airy room, a useful and attractive addition. Oak floor boards, radiator, Triplex roof covering, wooden double glazed casement windows with matching double glazed bi fold doors enjoy pleasant outlook and access on to pretty cottage garden and enjoying far reaching countryside views towards Hambledon Hill.

KITCHEN: 14' x 10' Well equipped and fitted with an extensive range of modern Shaker style wall and floor cabinets with matching drawers and trim. Glazed display cabinet, contrasting oak work tops and counters, inset single bowl china clay sink and drainer, swan neck mixer taps, inset 4 ring gas hob, built in double electric fan assisted oven and grill, matching stainless steel extractor hood/canopy. Plumbing for appliances, wine rack, useful built in airing cupboard with hot water cylinder, radiator, double glazed window enjoys outlook onto the front.

DINING ROOM/BED 3: 13' x 10' Nicely proportioned room, good ceiling height, picture rail, light beech laminate floor, radiator, double glazed window enjoys pleasant outlook onto pretty garden.

LANDING: Access to loft space.

BEDROOM 1: 17' x 10' Nicely proportioned character room, good ceiling height, chimney breast, radiator, exposed floor boards, built in single wardrobe, double glazed picture window enjoys fabulous countryside views.

BEDROOM 2: 15'4 x 11' Nicely proportioned room, good ceiling height, radiator, eaves storage cupboard, double glazed window.

BATHROOM (DOWN STAIRS) White suite comprising enamel bath, hot and cold taps, ceramic tiling to bath and shower area, chrome shower fittings & glass screen. Wash hand basin cabinet with louvre doors, low level pine seat, radiator, obscure glazed window.

OUTSIDE:

The gardens are an attractive and delightful feature and are of a good but manageable size, well maintained and laid out in a traditional cottage style, predominantly laid to lawn and edged with well stocked flower and shrub borders, with herbaceous border. The garden is fully enclosed by established clipped hedging and enjoys a sunny and sheltered position with fabulous far reaching views out across surrounding countryside towards Hambledon Hill.

To the front of the property is a generous driveway and parking apron, put down to stone scalplings, there is a useful shed and brick built store.

AGENT'S NOTE:

The property has many energy saving aspects, including a 3KW photovoltaic panel system providing energy for electrically powered gadgets, and immersion which heats up water using solar energy.

Council Tax Band: C

EPC rating: C

Property M²: 85

TENURE: Freehold

VIEWING: Strictly by appointment through the agents.

