



3 Giant Close, Cerne Abbas

£425,000 Freehold

No Onward Chain • New Build Warranty • Two Bathroom - Ensuite To Main • Car Port & Driveway • Cloakroom • Southerly Aspect Garden • Solar Panels • Two Double Bedrooms • Quiet Cul-De-Sac Location • Front and Rear Gardens



Beautiful two bed village home in Cerne Abbas with open-plan living, two bathrooms, and southerly garden. No onward chain. A must see for village lifestyle enthusiasts.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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Sitting Room/Diner

22' 5" x 14' 10" (6.83m x 4.52m)

Irregular shape - 22' 4" x 14' 9"

Kitchen

11' 4" x 8' 1" (3.45m x 2.46m)

11' 3" x 8' 0"

Cloakroom**Bedroom One**

17' 1" x 12' 6" (5.20m x 3.81m)

Irregular shape - max measurements including dressing area 17' 0" x 12' 6"

Bedroom Two

10' 9" x 10' 7" (3.27m x 3.23m)

irregular shape - max measurements 10' 8" x 10' 7"

Ensuite

6' 11" x 5' 3" (2.11m x 1.61m)

6' 11" x 5' 3"

Bathroom

6' 9" x 5' 5" (2.07m x 1.66m)

Irregular shape - max measurements 6' 9" x 5' 5"



Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft



First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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