



**Connells**

Main Road  
Tolpuddle DORCHESTER



## Property Description

This attractive home offers well-proportioned accommodation throughout. The ground floor features a dual aspect living room, providing a light and airy living space, along with a kitchen/dining room fitted with a range of wall and base units, creating a practical and sociable area for everyday living.

A useful utility room sits off the kitchen and provides direct access to the rear garden.

To the first floor are three bedrooms and a family bathroom, making the property ideal for families, downsizers or buyers seeking a village location.

Outside, the rear garden is accessed via the utility room and comprises an initial patio area, perfect for outdoor dining, with steps leading up to a generous lawn that enjoys open countryside views.

The property benefits from on-street parking.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with stairs to the first floor and a radiator.

### Living Room

A door from the entrance hall leads into the living room. Dual aspect living with double glazed windows to the front and rear, an open fireplace, two radiators along with TV and telephone points.

### Kitchen/Dining Room

A door from the entrance hall leads into the kitchen. Fitted kitchen with wall and base units and work surfaces, 1 and a half bowl sink and drainer, space for appliances, understairs cupboard for storage and a radiator.

### Utility Room

Door from kitchen leading into Utility Room. Space for Fridge/Freezer. Door leading into garden.



## First Floor

### **Landing**

Stairs from Entrance Hall leading up to the landing. Double glazed window to the rear, radiator and loft access.

### **Bedroom One**

Door leading from landing into Bedroom One. Double Glazed window to front with countryside views, built in wardrobe, radiator

### **Bedroom Two**

Door leading from the landing into Bedroom Two. Double glazed window to the side and rear, radiator and views of the garden.

### **Bedroom Three**

Door from the landing leading into Bedroom Three. Double glazed window to the front and side with countryside views and a radiator.

### **Bathroom**

A door leads from the Landing into the bathroom with a WC, a wash hand basin, a heated towel rail, a bath with a shower over, an extractor fan and an airing cupboard.

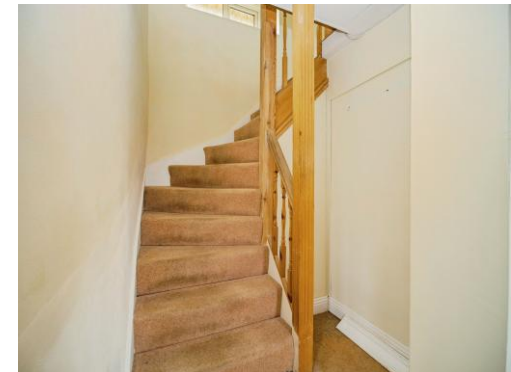
## Outside Space

### **Rear Garden**

A door leading from the Utility Room into the garden. The garden benefits from a patio, with steps leading up to the garden mostly laid to lawn with countryside views. Gated access to the front of the property.

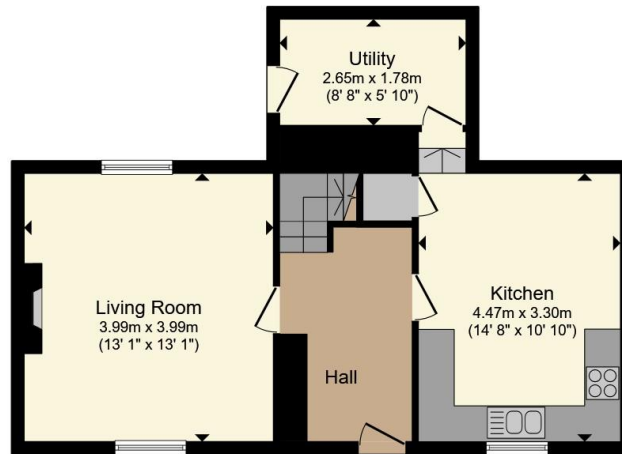
### **Parking**

The property benefits from on street parking.

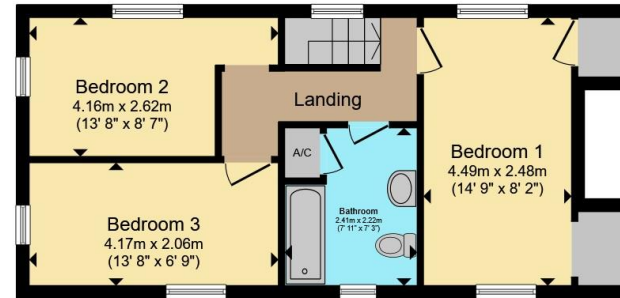








**Ground Floor**



**First Floor**

Total floor area 95.5 m<sup>2</sup> (1,028 sq.ft.) approx

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EPC Rating: Council Tax  
Awaited Band: C

Tenure: Freehold

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