



Connells

St. Martins Close  
Broadmayne Dorchester

# St. Martins Close Broadmayne Dorchester DT2 8DG

for sale offers in excess of  
**£280,000**

## Property Description

Located in the popular village of Broadmayne, this well-presented three bedroom mid-terraced home offers modern, flexible accommodation ideal for families and professionals alike.

The ground floor comprises a welcoming entrance hall with cloakroom, leading into a stylish kitchen/dining room fitted with modern base units and integrated induction hob, oven and washing machine. A convenient cupboard houses the boiler, ensuring a neat and organised space.

Glass panel detailing flows through to the light and spacious living room, with sliding doors opening directly onto the rear garden, creating the perfect connection between indoor and outdoor living.

Upstairs are three well-proportioned bedrooms, including a main bedroom with built-in wardrobes, and a modern family bathroom finished to a high standard.

Outside, the fully enclosed rear garden is paved for low maintenance, offering an ideal spot for outdoor dining and relaxation. From here, a door leads directly into the single garage, which benefits from power and lighting. The property also includes two allocated parking spaces, providing excellent convenience.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with two radiators, a telephone point, stairs to the first floor and doors to the cloakroom and the kitchen / dining room.

### Kitchen / Dining Room

A door leads from the entrance hall into the kitchen / dining room with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an integrated electric oven, an induction hob installed in 2023 with a cookerhood over, an integrated washing machine and space for a dishwasher and a fridge freezer. The space further benefits from ample room for a dining table and chairs, the central heating boiler which is 3 years old, a radiator, an understairs cupboard and a double glazed window to the front aspect. There are glass panels to the rear and a door which leads into the lounge.

### Lounge

A door leads from the kitchen / dining room into the lounge with a radiator, a double glazed window to the rear, a pair of double glazed sliding doors onto the garden and glass panels looking into the kitchen / dining room.

### Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, a wash hand basin, a radiator and a double glazed window to the front aspect.



## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to the loft, an airing cupboard and doors to the bathroom and to the three bedrooms.

### Bedroom 1

A door leads from the first floor landing into bedroom 1 with a double glazed window to the rear aspect, a radiator, a television aerial socket and built in wardrobes.

### Bedroom 2

A door leads from the first floor landing leads into bedroom 2 with a double glazed window to the front aspect and a radiator.

### Bedroom 3

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect and a radiator.

### Bathroom

A door leads from the first floor landing into the part tiled bathroom which was refitted 8 years ago with a WC, a wash hand basin, a bath with a shower above, a shaver point, a radiator and a double glazed window to the front aspect.

## Outside Space

### Rear Garden

Sliding doors from the lounge lead out onto the low maintenance, fully enclosed rear garden which is laid to a patio and offering an ideal spot for outdoor dining and relaxation. There is an external power socket and a door which leads into the single garage.

### Garage

The garage has an up and over garage door, a loft offering further storage opportunities, a door directly into the rear garden and further benefiting from power and lighting.

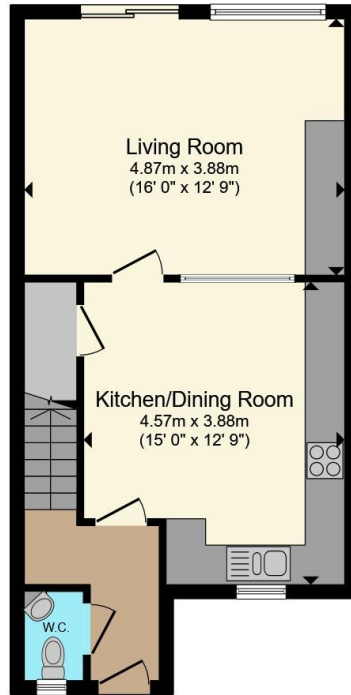
### Parking

The property comes with two allocated parking spaces.

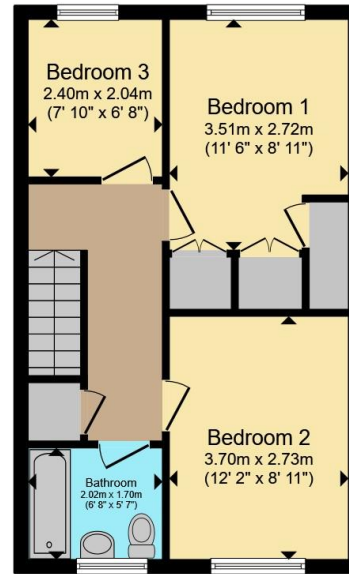




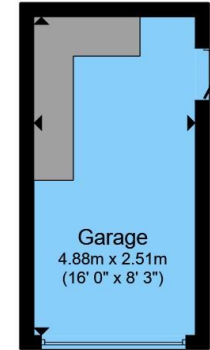




**Ground Floor**



**First Floor**



**Garage**

Total floor area 96.6 m<sup>2</sup> (1,039 sq.ft.) approx

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**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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