



Chapples House Sandhills Cattistock DORCHESTER DT2 0HQ

for sale guide price
£325,000

Property Description

A recently renovated two-bedroom mid-terraced cottage situated in the hamlet of Sandhills, near Cattistock, offered to the market with no onward chain.

The property is entered via an entrance hall, providing a welcoming before leading through to the kitchen. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. An attractive archway opens into the spacious lounge/dining room where two double glazed windows flood the room with natural light creating a bright and inviting atmosphere. The space also offers the opportunity to install a log burner. A useful utility room completes the ground floor accommodation.

To the first floor are two well-proportioned double bedrooms and a family bathroom.

Outside, the property benefits from a front garden which is predominantly gravelled with a mature shrub border, while the rear garden has been designed with low maintenance in mind, providing an enjoyable outdoor space with minimal upkeep. The property has driveway parking for one vehicle. Offered with no onward chain, this delightful cottage would make an excellent first-time purchase, investment opportunity or downsizing home in a popular rural location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor Entrance Porch

The front door leads into the entrance porch with a double glazed window to the rear aspect and doors to the utility, the entrance hall and to the rear patio.

Entrance Hall

A door from the porch leads into the entrance hall with a double glazed window, stairs to the first floor, a cupboard, a doorway to the kitchen and a door to the open plan lounge / dining room.

Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room with log burner within a fireplace surround, double glazed windows to the rear aspect, a doorway to the kitchen and a door to the rear porch leading outside.

Kitchen

Doorways from the entrance hall and the open plan lounge / dining room lead into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an integrated electric oven with an induction hob, space for a fridge freezer and a built in cupboard.

Utility

A door from the entrance porch leads into the utility room with dual aspect double glazed windows to the front and rear and plumbing for a washing machine.



First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with access to the loft, a double glazed window to the front aspect and doors leading to the bathroom and both bedrooms.

Bedroom 1

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

Bedroom 2

A door leads from the first floor landing into bedroom 2 with a radiator, a double glazed window to the rear aspect and a door to a walk in storage area.

Bathroom

A door from the first floor landing leads into the bathroom with a WC, a wash hand basin, a bath with a shower above and a double glazed window to the front aspect.

Outside Space

Front Garden

The front garden is gravelled with a mature shrub border.

Rear Garden

A door to the rear of the porch leads to a rear patio garden.

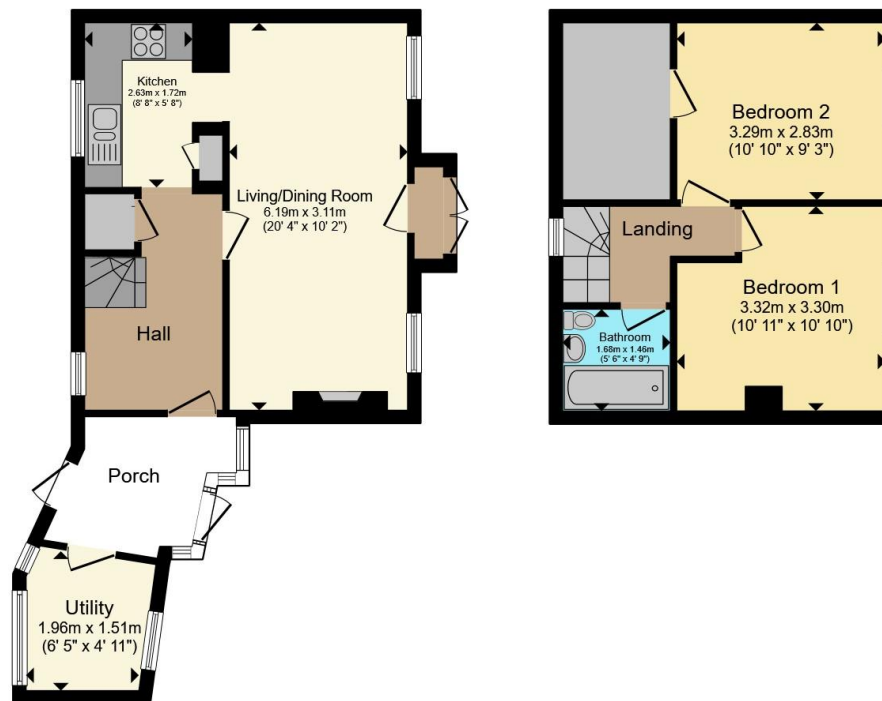
Driveway

The driveway provides off road parking for one vehicle.









Ground Floor

First Floor

Total floor area 68.8 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Band: C

Tenure: Freehold

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