



**Connells**

North Park  
Frampton Dorchester

## Property Description

A beautifully extended four-bedroom family home with no onward chain, ideally positioned in the sought-after village of Frampton. This spacious and well-presented property offers versatile accommodation throughout, making it perfect for modern family living.

Upon entering, you are welcomed by a generous lounge, ideal for relaxing evenings, which flows through to a bright and airy dining room. The impressive kitchen-diner provides an excellent hub for daily life, offering ample space for cooking, dining, and entertaining. A separate utility room and convenient ground-floor WC add to the practicality of the home.

The first floor boasts four well-proportioned bedrooms, including a superb primary bedroom with ensuite shower room. A modern family bathroom completes the accommodation on this level.

To the rear, the property benefits from a fully enclosed garden, providing a safe and private outdoor space. A particular feature is the summerhouse, equipped with electricity and plumbing, offering endless possibilities—ideal as a home office, studio, or additional recreational space.

This wonderful home combines generous living areas, versatile outdoor space, and a desirable village location—an excellent opportunity not to be missed.

## Ground Floor

### Entrance Hall

The double glazed front door leads into the entrance hall a double glazed window to the front aspect, a radiator, stairs leading up to the first floor and doors to the lounge and the cloakroom.

### Lounge

A door from the entrance hall leads into the lounge with an understairs cupboard, a woodburner / multifuel stove with a back boiler in a fireplace surround, a television aerial socket, a telephone point, a double glazed window to the front aspect, a pair of doors leading into the dining room and a door leading into the kitchen.

### Dining

A pair of doors lead from the lounge into the dining room with a pair of double glazed doors leading onto the rear garden.

### Kitchen

A door from the lounge leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer an integrated dishwasher, an electric oven and hob with a cookerhood over, a radiator, a double glazed window to the rear aspect and a door to the utility room.



### Utility Room

A door from the kitchen leads into the utility room with space and plumbing for a washing machine and dryer with work surfaces over, a double glazed window to the rear aspect and a double glazed door to the side aspect leading onto the rear garden.

### Cloakroom

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

### First Floor

#### First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with an airing cupboard and doors to the bathroom and the four bedrooms. The property also benefits from a generous loft space.

### Bedroom 1

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

### Ensuite

A door from bedroom 1 leads into the ensuite with a WC, a wash hand basin, a shower, a radiator, an extractor fan and a double glazed window to the rear aspect.

### Bedroom 2

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

### Bedroom 3

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect, a radiator and built in wardrobes.

### Bedroom 4

A door leads from the first floor landing into bedroom 4 with a double glazed window to the rear aspect and a radiator.

### Bathroom

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a bath with a shower over, an extractor fan and a double glazed window to the side aspect.

### Outside Space

#### Front Garden

The front garden has a timber fence and gate leading to a paved front garden and pathway to the front door.

#### Rear Garden

A pair of doors from the dining room, a door from the utility and a side access all lead onto the fully enclosed rear garden. Laid to a patio and with a lawn providing a private outdoor space in which to enjoy alfresco dining. There is outside power along with a heated summerhouse with a woodburner and which also enjoys power and water.

### Parking

On street parking is available in the vicinity.

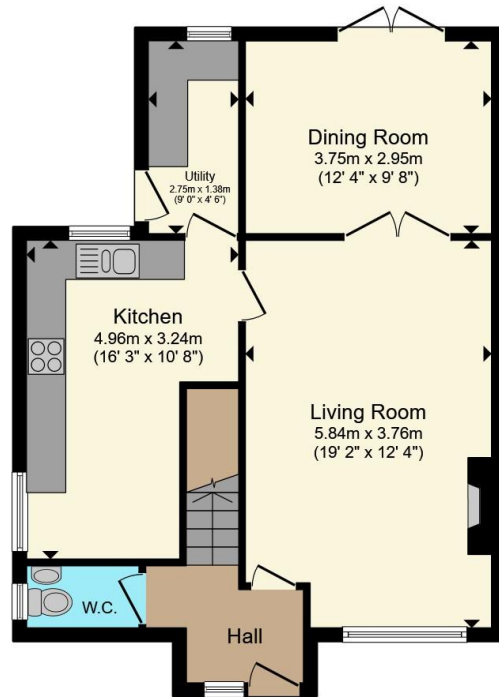
### Agents Note

The property has a Private Right of Way by way of a shared path and the property is subject to a Section 157 - please ask in branch for more details.

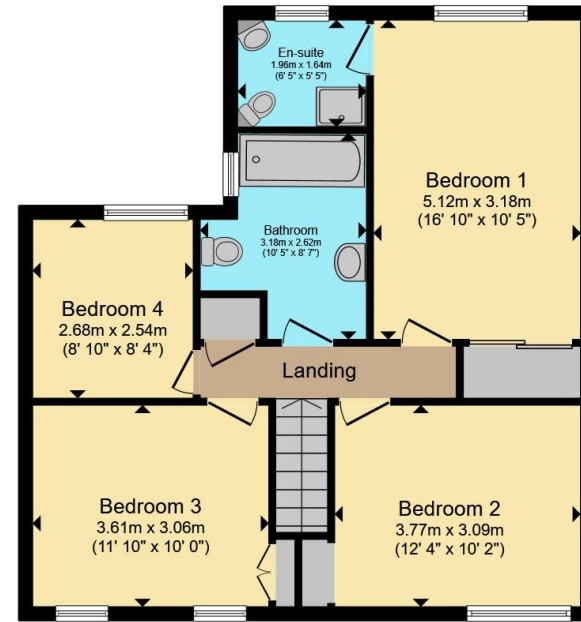








**Ground Floor**



**First Floor**

Total floor area 125.2 m<sup>2</sup> (1,348 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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