



Connells

Herrison Road
Dorchester



Property Description

Situated in the popular village of Charlton Down this beautifully presented three bedroom, semi-detached house offers an abundance of living space, including a fully fitted kitchen with a variety of wall and base units and an Aga which leads into the light and airy living room which overlooks the rear south west facing garden. The property includes a dining room, equipped with a log burner to help create a cosy environment whilst you admire the countryside views to the front of the property. Access into the third bedroom which is currently being used as an office and benefits from an ensuite bathroom. For convenience, the property benefits from a utility room, with access into the garden and a cloakroom. Upstairs, the property benefits from two double bedrooms, both of which benefiting from built in wardrobes and countryside views, along with a well presented family shower room to enjoy. The property is being offered with a private enclosed rear garden, which comprises of a patio area, perfect for al-fresco dining with a proportion of the garden lawned with shrub borders to appreciate, a single garage with power and light and a driveway for multiple vehicles. The property is in beautiful condition and a viewing is strongly recommended to appreciate all it has to offer!

Ground Floor

Entrance Hall

The front door leads into the entrance hall with stairs leading to the first floor and glazed doors leading to the kitchen and the dining room.

Kitchen

13' 11" x 9' 5" (4.24m x 2.87m)

A glazed door leads from the entrance hall into the modern fitted kitchen with a triple glazed window to the front aspect, a range of wall and base units with corian worksurfaces over, a two bowl asterite sink, an inline filter on the tap, an integral dishwasher, space for an American style fridge freezer, an aga, spotlights and an opening leading into the spacious lounge.

Lounge

19' 9" x 13' 2" (6.02m x 4.01m)

The spacious lounge with double glazed french doors leads out into the rear garden, two velux windows, spotlights, two radiators, a television aerial socket and a door leading to the utility room.

Utility Room

5' 7" x 5' 3" (1.70m x 1.60m)

A glazed door from the lounge leads into the utility room with wall and base units with worksurfaces over, plumbing for a washing machine, space for a vented tumble dryer, a stainless steel sink, a radiator and a double glazed door leading out into the rear garden and one leading into the cloakroom.

Cloakroom

A door leads from the utility room into the cloakroom with a WC, a wash hand basin, a radiator, an extractor fan and a double glazed window to the side aspect.

Dining Room

13' 11" x 10' 11" (4.24m x 3.33m)

A glazed door leads from the entrance hall into the dining room with a triple glazed window to the front and side aspects with countryside views, two radiators, a telephone point, a wood burner and a door leading into the office / bedroom 3.

Office / Bedroom 3

11' 4" x 6' 6" (3.45m x 1.98m)

A glazed door leads from the dining room into the office / bedroom 3 with two double glazed windows looking into the lounge, spotlights, an airing cupboard and a doorway leading to the bathroom.

Bathroom

A part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator, spotlights, an extractor fan 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 a triple glazed window to the rear aspect, access to the loft via a ladder and doors to the family shower room and to bedrooms 1 and 2.

Bedroom 1

14' x 10' 11" (4.27m x 3.33m)

Bedroom 1 with a triple glazed window to the front aspect with countryside views, a radiator, a television aerial socket, two built in wardrobes and a period fireplace.

Bedroom 2

14' x 8' 5" (4.27m x 2.57m)

Bedroom 2 with triple glazed windows to the front and rear aspects with countryside and garden views, two built in wardrobes and a television aerial socket.

Shower Room

The fully tiled shower room with a walk in shower, a WC, a wash hand basin, a radiator and a triple glazed window to the rear aspect.

Outside Space

Front Garden

The front garden is laid to lawn with flower borders and a shiplap fence with a block paved driveway for multiple vehicles leading to the garage.

Rear Garden

Doors lead from the lounge, the utility and the garage into the fenced rear garden which has a patio for alfresco dining, a spacious lawn with an abundance of multiple shrubs, fruit trees and flowers, a shed, a greenhouse and a bunded 2500 litre oil tank.

Garage

17' 2" x 8' 6" (5.23m x 2.59m)

The block paved driveway leads to the garage with an up and over garage door, plumbing for a washing machine, power for a fridge freezer, a light, a double glazed window to the rear aspect and door to the side leading to the rear garden.

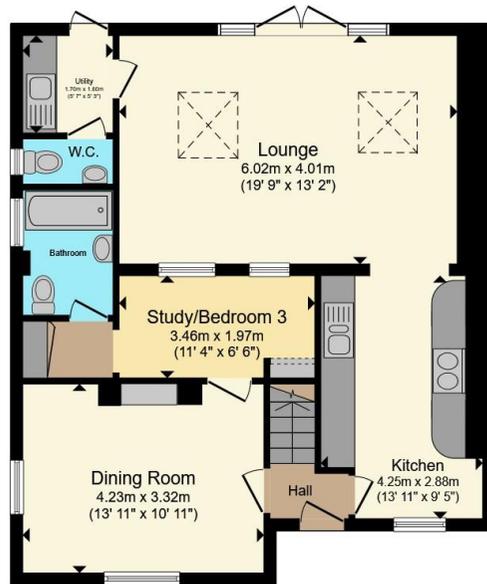
Parking

The block paved driveway provides ample parking for 2/3 cars.





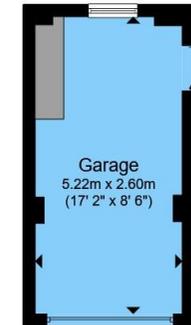




Ground Floor



First Floor



Garage

Total floor area 125.2 m² (1,347 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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