



Connells

Rectory Gardens  
Cattistock Dorchester



## Property Description

A beautifully presented and modern three-bedroom terraced home, ideally positioned within the sought-after village of Cattistock. This stylish property offers well-balanced accommodation throughout, including an en-suite to the master bedroom, a separate dining room, and a bright dual-aspect lounge that fills the home with natural light.

The ground floor welcomes you with a spacious dual-aspect living room, perfect for relaxing or entertaining, while the separate dining room provides an excellent space for family meals or hosting guests. The contemporary kitchen is well-appointed, offering ample storage and worktop space.

Upstairs, the property features three well-proportioned bedrooms, including a generous master bedroom with its own en-suite shower room. A modern family bathroom completes the first floor.

Outside, the home boasts an enclosed rear garden, providing a private and secure setting for outdoor dining, gardening, or enjoying the sunshine. The property further benefits from an allocated parking space, ensuring convenient and reliable parking.

Located in the heart of Cattistock, this delightful home combines modern comforts with village charm—ideal for couples, families, or downsizers seeking a move-in ready property in a desirable rural setting.

## Ground Floor

### Entrance Hall

The double glazed front door leads into the entrance hall with an electric storage radiator, stairs to the first floor, and doors to the lounge, the kitchen and the dining room.

### Lounge

A door from the entrance hall leads into the dual aspect lounge with a double glazed window to the front aspect and a pair of double glazed doors to the rear leading onto the garden. There is a woodburner in an open fireplace and two electric storage radiators.

### Dining Room

A door from the entrance hall leads into the dining room with an electric storage radiator, a television aerial socket and a double glazed window to the front aspect.

## Kitchen

A door from the entrance hall leads into the modern kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, integrated appliances including a washing machine, a dishwasher and a fridge freezer.

There is an electric storage radiator, the consumer cupboard, a double glazed window to the rear aspect and a double glazed door leading onto the rear garden.

## Cloakroom

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

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with an airing cupboard, access to the loft space which has lighting, an electric storage radiator and doors to the bathroom and the three bedrooms.

## Bedroom 1

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

## Ensuite

A door from bedroom 1 leads into the part tiled ensuite bathroom with a WC, a wash hand basin, a bath with a shower above, an extractor fan, an electric radiator 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, an electric radiator and built in wardrobes.

## Bedroom 3

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

## Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath, an extractor fan, an electric radiator and a double glazed window to the front aspect.

## Outside Space

### Rear Garden

A door from the kitchen and a pair of french doors from the lounge lead out onto the rear garden which is laid to a patio and a lawn, perfect for alfresco dining. There is also a garden shed and a rear access gate.

## Parking

The property benefits from an allocated parking space.









**Ground Floor**



**First Floor**

Total floor area 116.0 m<sup>2</sup> (1,248 sq.ft.) approx

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EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold

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