



Connells

Butt Close
Puddletown Dorchester

Butt Close Puddletown Dorchester DT2 8SU

for sale guide price
£325,000



Property Description

Situated in the sought-after village of Puddletown, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, generous outside space and off-road parking, making it an ideal purchase for families, first-time buyers or those looking to enjoy village living.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious living room, together with a well-appointed kitchen/dining room providing an excellent space for everyday living and entertaining. There is a conservatory opening to the rear garden. Upstairs, the property benefits from three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property enjoys a private driveway providing off-road parking for multiple vehicles. To the rear, the enclosed garden offers a wonderful outdoor space with plenty of room for children to play, gardening enthusiasts to enjoy, or for al fresco dining during the warmer months.

Conveniently located within easy reach of local amenities, schools and countryside walks, this delightful home combines the charm of village life with practical modern living. Early viewing is highly recommended.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a double glazed window to the front aspect, a telephone point, a radiator, a door leading to the open plan kitchen / dining room and stairs leading to the first floor.

Kitchen/Dining Room/Utility

A door from the entrance hall leads into the open plan kitchen / dining room / utility space. A door leads to the cloakroom.

Kitchen / Dining Room

The kitchen / dining room has a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, a gas range cooker with a cookerhood over, plumbing for a washing machine and a dishwasher with a radiator and space for a dining room table and chairs. A pair of doors lead into the conservatory, an archway leads into the lounge.

Utility

A double glazed door from the front aspect leads directly into the utility room with a double glazed door also to the rear aspect leading to the rear garden.

Cloakroom

A door from the open plan kitchen / dining room leads into the cloakroom with a WC, a wash hand basin and a double glazed window to the rear aspect.

Lounge

An archway from the open plan kitchen / dining room leads into the lounge with two double glazed windows to the front aspect, a television aerial socket, a telephone point, an electric fire and a radiator.

Conservatory

A pair of doors lead from the open plan kitchen / dining room into the conservatory which is of a UPVC construction with a radiator and a pair of sliding doors leading out onto the patio.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with a double glazed window to the side aspect, a cupboard and with doors to the bathroom and all 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 skylight, a radiator and a television aerial socket.

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Outside Space

Front Garden

The front of the property is laid to block paving and provides ample parking for two to three vehicles.

Rear Garden

Doors from the utility room and the conservatory lead onto the patio, ideal for al fresco dining with the tiered rear garden benefitting from a shed, a greenhouse and external power and tap.

Agents Note

We are advised the property is subject to a Section 157 - please ask in branch for more details.









Ground Floor



First Floor

Total floor area 112.0 m² (1,205 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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To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
DORCHESTER DT1 1UH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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