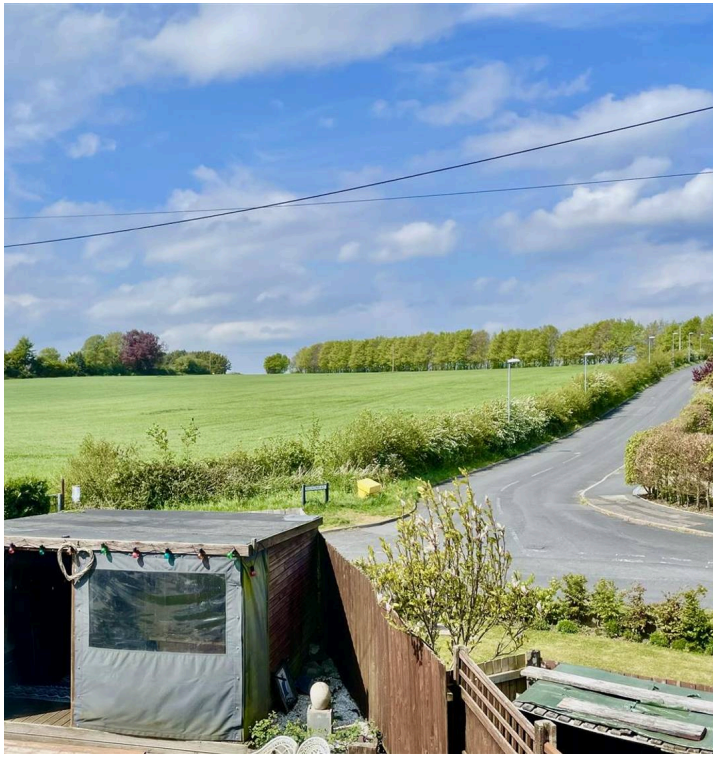


17 Rectory Road, Broadmayne - DT2 8EG

£485,000

DIRECT MOVES









17 Rectory Road

Broadmayne, Dorchester

Spacious four bedroom detached chalet bungalow in a tranquil village, with extended kitchen, feature fireplace, office, garage, wrap around garden, patio, pergola bar, and countryside views.
Council Tax band: E

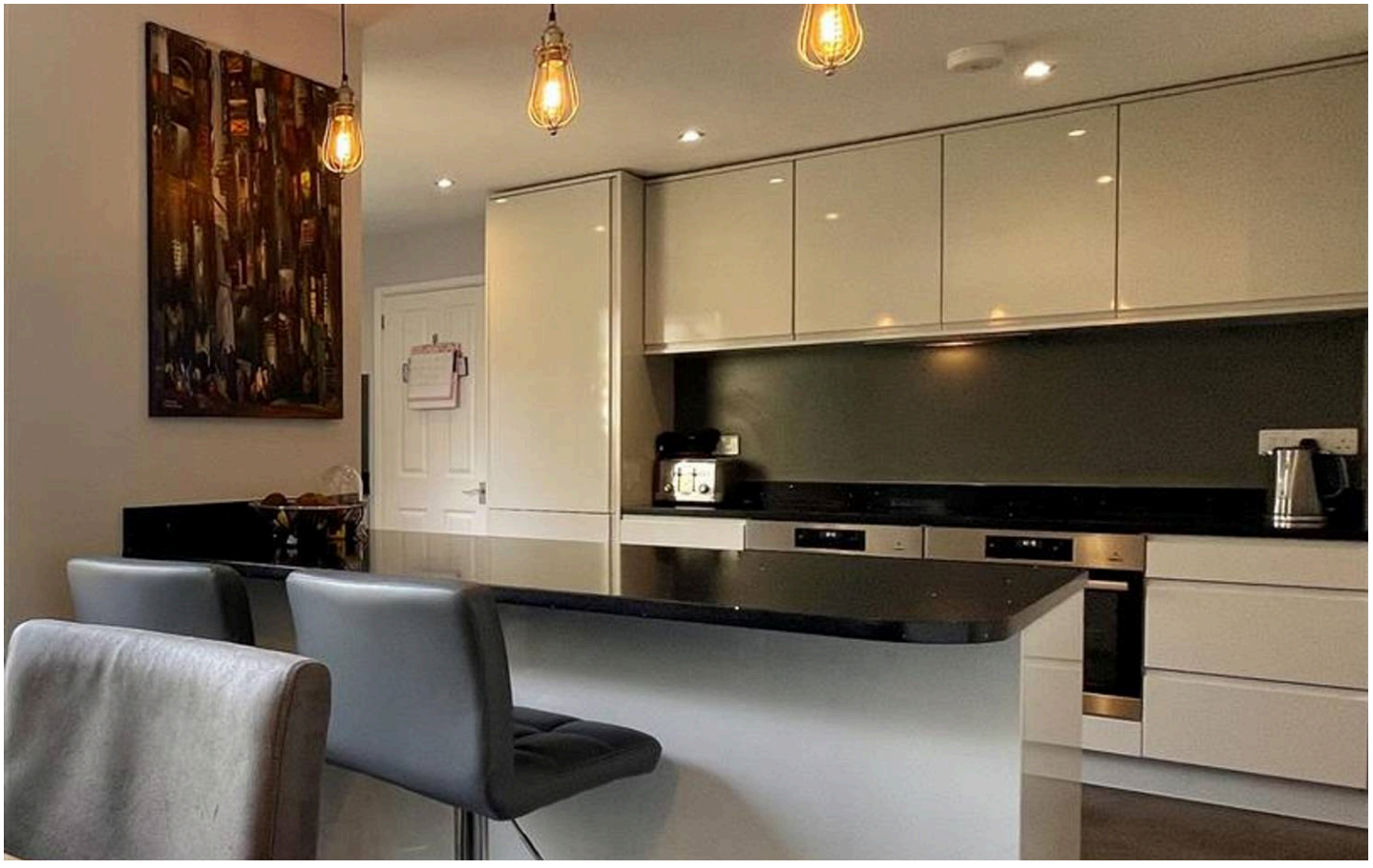
Tenure: Freehold

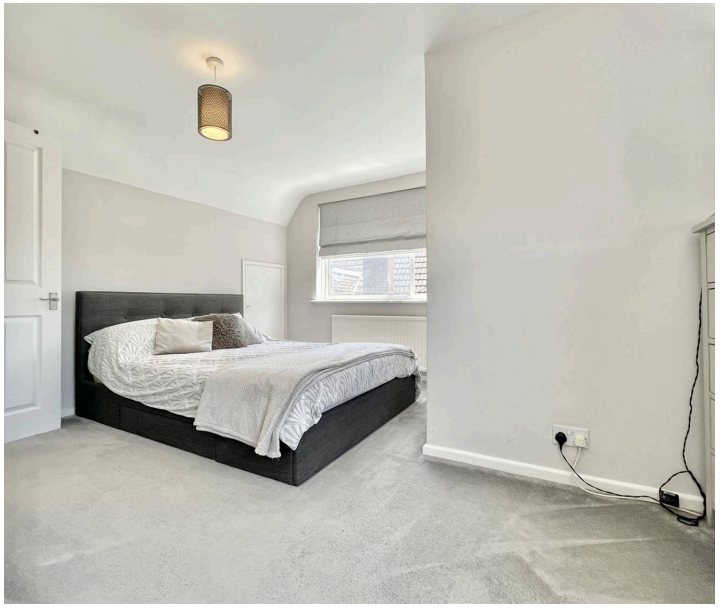
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Chalet bungalow
- Wrap around garden, including wooden pergola perfect for entertainment
- Scenic countryside views
- French doors leading onto patio area
- Tranquil village location, ideal for family living
- Extended kitchen/diner with marble style countertops
- Integrated appliances, including double oven and built in microwave
- Ample storage throughout the home
- Built in wardrobes in three bedrooms
- Feature fireplace in living area
- Designated office space
- Spacious garage and driveway

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Porch
6' 7" x 5' 7" (2.00m x 1.70m)
A useful porch with outlook onto the front garden and a door into the entrance hallway.

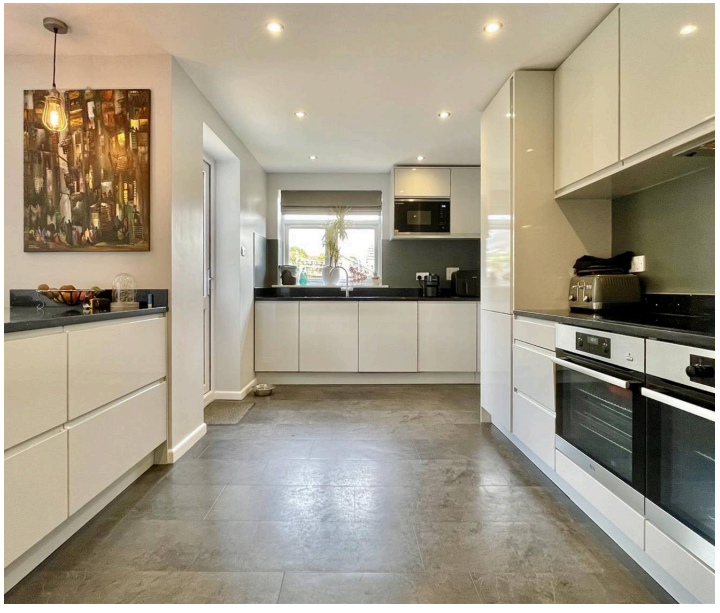
Bathroom
11' 10" x 5' 7" (3.60m x 1.70m)
Rear aspect partially tiled bathroom with tiled flooring and a large double glazed window, a panel enclosed bath tub with stainless taps and shower above, pedestal wash basin and a low level W/C.

Kitchen/dining room
10' 10" x 7' 7" (3.30m x 2.30m)
An immaculately presented dual aspect room, with double glazed window looking onto the rear garden and a glass panel door onto rear garden. A range of both eye and base level units accommodate fitted double electric ovens and large five ring induction hob with extractor above as well as incorporated fridge freezer, dishwasher, microwave, one and a half bowl sink with mixer tap. Tiled flooring continues on from the dining room. Recently extended rear aspect room, open plan with the kitchen. The dining area features a rear aspect double glazed window overlooking rear garden, a breakfast bar provides further seating space and a separation between the dining room and kitchen without interrupting the seamless flow.

Utility Room
9' 10" x 4' 3" (3.00m x 1.30m)
A side aspect utility room with tiled flooring, boiler mounted on wall and ample room for white goods.

Lounge
147' 8" x 9' 2" (45.00m x 2.80m)
A front aspect reception room with laminate flooring, gas fireplace with marble surround, double French doors open onto the front garden patio and a glass panel door opens into the office.







Study
A front aspect office with a double glazed window looking onto the front garden and laminate flooring.

Bedroom 4
11' 10" x 8' 10" (3.60m x 2.70m)
A front aspect double bedroom situated on the ground floor, a double glazed window looks onto the garden, wooden floor boards provide character

Landing
A large double glazed window providing natural light, doors open in to all first floor bedrooms and stairs lead down to the entrance hallway.

Bedroom 1
14' 1" x 13' 5" (4.30m x 4.10m)
A spacious, dual aspect double bedroom with a front aspect window with pleasant green outlook, double doors open into built in wardrobe space with hanging rails and shelving.

En-suite
6' 3" x 2' 11" (1.90m x 0.90m)
A modern fitted en-suite shower room with floor to ceiling wall panels, a glass door opens into shower with both rainfall and handheld attachments, a low level W/C and a hand wash basin with stainless mixer tap and incorporated storage below.

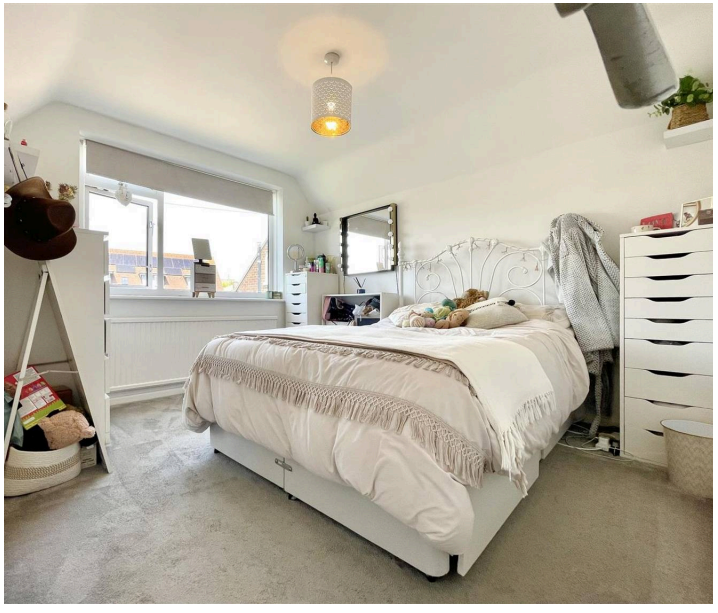
Bedroom 2
8' 10" x 11' 2" (2.70m x 3.40m)
A side aspect double bedroom with a double glazed window providing countryside views and ample natural light while double doors open into built in wardrobe space.

Bedroom 3
10' 2" x 8' 10" (3.10m x 2.70m)
A rear aspect double bedroom with a double glazed window, a hatch providing loft access and two low level doors opening into eaves access.









GARDEN

A paved driveway provides excellent off road parking, with an up and over door opening into the garage. An opening leads into the front garden with a door into the porch and living room. The front garden is primarily laid to lawn with a patio area off the French doors from the living room. Raised decking lays host to a covered outdoor entertaining area with power and lighting, which is currently utilised as a bar. To the rear the garden continues with an iron gate separating the spaces, the rear garden is again laid to lawn with gravelled areas and mature shrubbery adorning the space. Doors open from the kitchen.

GARAGE

Single Garage

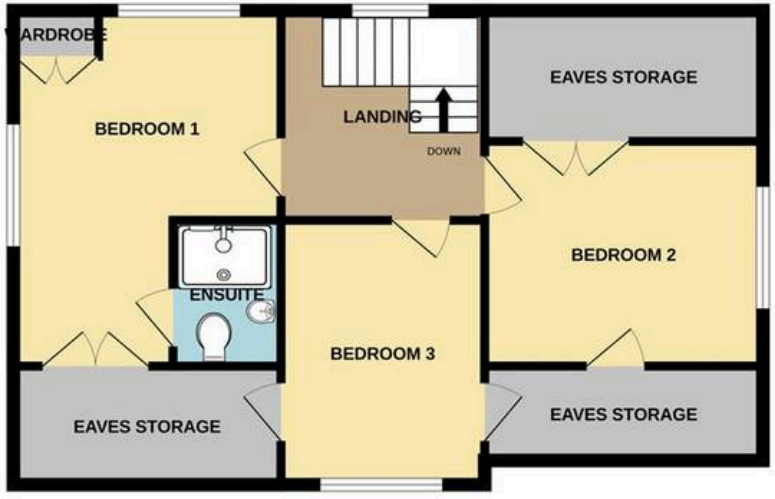
An up and over door opens into the garage which features both power and lighting, metres are mounted on the wall, a wooden wall to the rear presents an option for through access into the rear garden.

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GROUND FLOOR



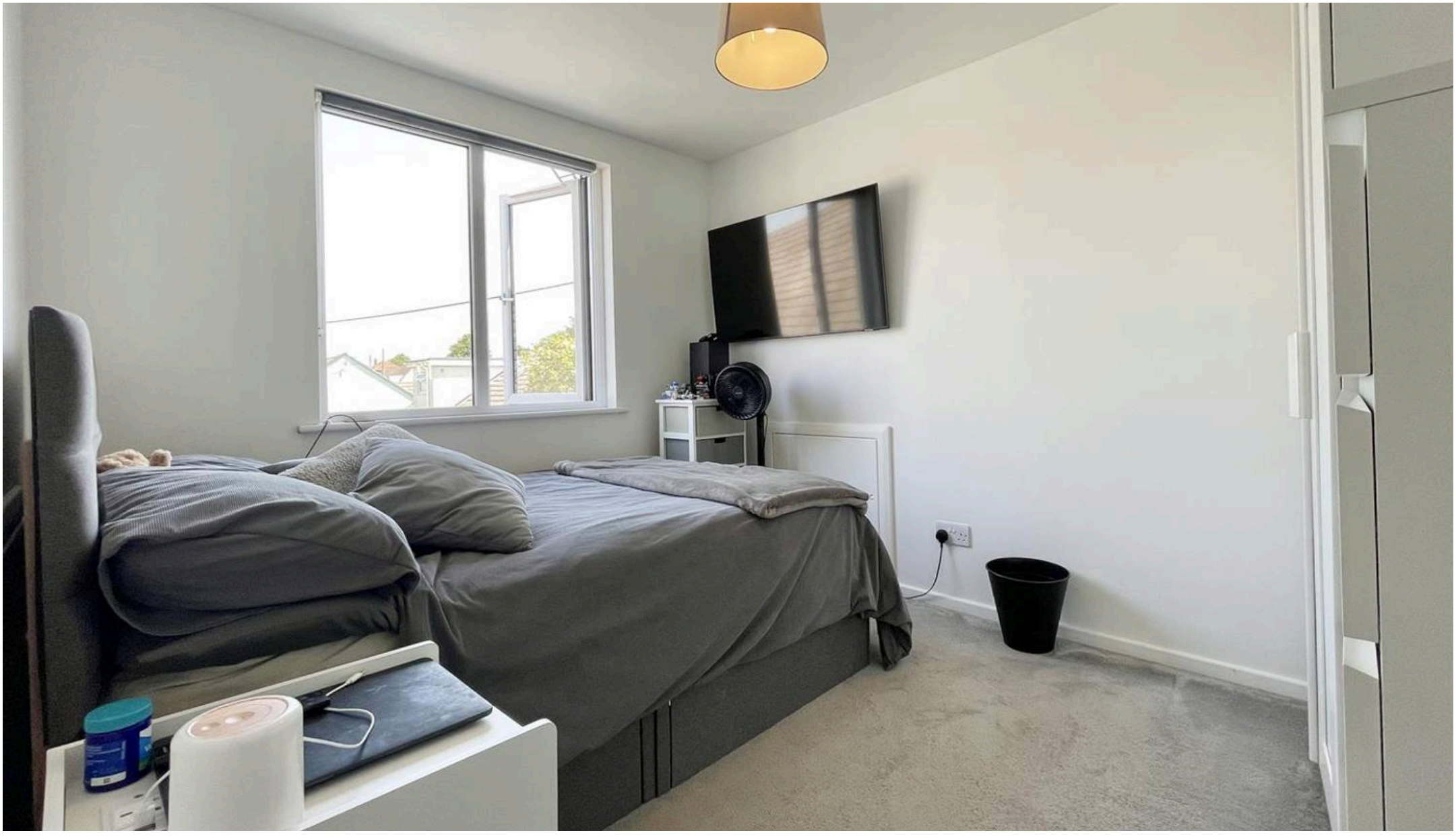
1ST FLOOR



RECTORY ROAD, DORCHESTER

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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