



Connells

Mulberry Gardens
Charlton Down Dorchester



Property Description

A well-presented three-bedroom terraced home enjoying countryside views to the rear, situated in the popular village of Charlton Down. The property offers spacious and versatile accommodation throughout, beginning with a fitted kitchen comprising a range of wall and base units with space for appliances. To the rear of the home is a living/dining room, providing an excellent social space and featuring French doors that lead into the conservatory.

The conservatory enjoys pleasant views over the rear garden and further benefits from additional French doors opening directly outside, creating a seamless indoor–outdoor flow.

Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom benefitting from an ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden has been thoughtfully arranged for ease of maintenance, beginning with a patio area accessed from the conservatory, steps leading down to an AstroTurf section, and a further step down to a patio path providing rear gated access. There is also a door giving direct access into the garage. The garden enjoys attractive countryside views to the rear, enhancing the sense of space and privacy.

The property further benefits from a garage with parking situated directly in front.

An ideal home for a range of buyers looking to enjoy village living with convenient access to Dorchester and surrounding amenities.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with stairs to the first floor, radiator and a telephone point.

Living / Dining Room

A door leads from the entrance hall into the living/dining room with two radiators, double glazed window to the rear, french doors opening into the conservatory, understairs cupboard, TV and telephone points.

Kitchen

A door leads from the entrance hall into the kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an integrated gas hob and electric oven with cookerhood over. The space further benefits from plumbing for both a washing machine and dishwasher, space for a fridge/freezer, a radiator and a double glazed window to the front aspect.

Conservatory

French doors leading from the living/dining room into the UPVC conservatory with power and light with views of the garden.

Cloakroom

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

First Floor

First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with access to the partially boarded loft, an airing cupboard, a second cupboard for storage and doors to the bathroom and three bedrooms.

Bedroom One

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

Ensuite

A door leads from Bedroom One into the ensuite with a WC, wash hand basin, shower cubicle, extractor fan and a radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Outside Space

Rear Garden

French doors from the conservatory leads out into the low maintenance tiered rear garden, which is laid to patio with a step down to Astro Turf. The garden further benefits from a patio path to the rear gate along with access into the single garage.

Garage

The garage has a UPVC french doors to the front, power and lighting.

Parking

The property comes with off road parking in front of the single garage.









Total floor area 100.7 m² (1,083 sq.ft.) approx

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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