



26 Charlton Mead, Charlton Marshall, Dorset, DT11 9PB





**A Modern 3 Bedroom Semi-Detached House On This Sought After Modern Development Of Charlton Mead. The Property Benefits From A Single Garage, Master Bedroom With En-Suite & Kitchen With Built-In Appliances. No Forward Chain**

**Entrance Hall** - Part obscure glazed door to front, stairs to first floor with storage cupboard under, further cupboard housing electric consumer unit, laminate flooring

**Cloakroom** - Low level WC with concealed cistern, pedestal wash hand basin, tiled splash-backs, mirror, vinyl flooring

**Living Room 13'7" (4.14m) x 13'1" (3.99m)** - Bay window to front aspect with seat and storage under, TV & telephone point, radiator, laminate flooring

**Kitchen/Dining Room 23'9" (7.24m) x 10'2" (3.1m)** - Range of white gloss fronted base and wall units providing cupboard and drawer units, wood effect work-surfaces with matching upstand, stainless steel 1 1/2 bowl sink with drainer inset, stainless steel electric oven, 4 ring gas hob with extractor hood over, integrated fridge/freezer, washing machine & dishwasher, window to rear aspect, fully glazed French doors to same, radiator, recessed lighting, radiator, vinyl flooring

**Landing** - Window to side access, storage cupboard, access to roof space

**Bedroom 1 11'4" (3.45m) x 11'4" (3.45m)** - Window to rear aspect, built-in wardrobes with sliding doors, TV point & telephone point, radiator

**En-Suite** - White suite comprising shower enclosure with recessed controls, WC with concealed cistern, wash hand basin, heated towel rail, shaver point, extractor fan, vinyl flooring

**Bedroom 2 10'10" (3.3m) x 10'9" (3.28m)** - Window to front aspect, TV point, radiator

**Bedroom 3 8'3" (2.51m) x 8'0" (2.44m)** - Window to front aspect, cupboard over stairs, TV & telephone point, radiator

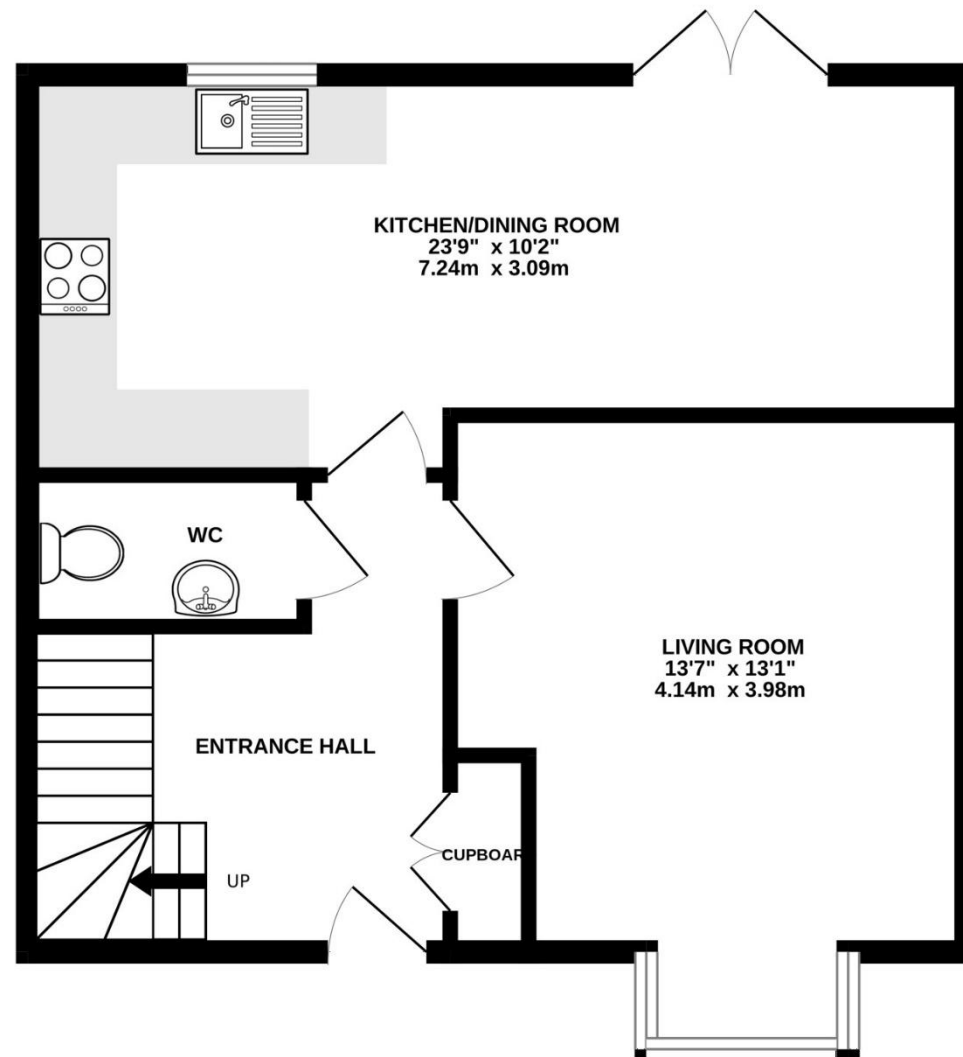
**Bathroom** - White suite comprising panelled bath with shower attachment, wash hand basin, WC with concealed cistern, tiled splash-backs, obscure glazed window to rear aspect, heated towel rail, shaver point, extractor fan, vinyl flooring

**Outside** - To the front of the property is a small low maintenance garden being laid to shingle stone, fully enclosed rear garden being bounded by timber fencing and high hedging, large patio area adjacent to the rear of the property, steps down to single garage, remainder of garden being laid to lawn with decking area to foot of garden

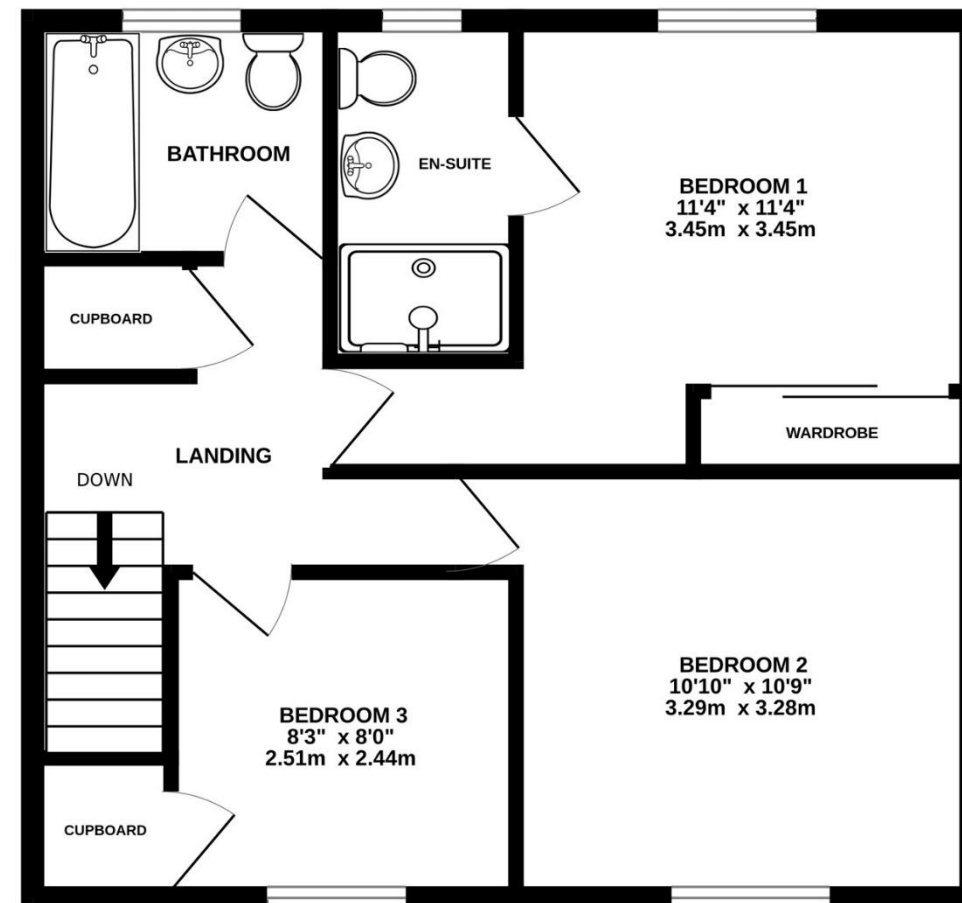
**Garage 19'7" (5.97m) x 11'1" (3.38m)** - Single up and over door, wall mounted gas boiler, light and power, personal door to side, eaves storage

**Note** - Photo`s were taken before the property was rented out

GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 sq.m.) approx.

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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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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