



Putton Lane
Chickerell
£360,000



Presented in neutral décor, is this modern, end of terrace, property situated in Chickerell. The property boasts three double bedrooms with en-suite facilities to bedroom one. Further accommodation includes a generous reception room, contemporary kitchen/diner, ground floor WC and family bathroom. Externally, the property benefits from a front, rear and side garden and there is a single garage with parking space for two vehicles. EPC rating B.

Perfectly balancing a peaceful village atmosphere with the convenience of a town, Chickerell is a highly sought-after location for families and professionals alike. At its historic heart, you'll find charming stone cottages, two popular public houses and the essential local post office and pharmacy. For those who prioritize education and recreation, the community is home to the well-regarded Chickerell Primary Academy and is just a stone's throw from Budmouth Academy. Nature is a constant companion with easy access to the tranquil Bennetts Water Gardens, the scenic walks of Chickerell Downs, and the rugged beauty of the nearby Fleet Lagoon and Chesil Beach.

Beyond its own borders, Chickerell serves as a gateway to the best of the Jurassic Coast. Just three miles to the east lies the vibrant seaside town of Weymouth with its sandy beach and historic harbour. To the west, the picturesque village of Abbotsbury is home to Abbotsbury Swannery and Subtropical Gardens, while the bustling market town of Bridport is an easy drive away for artisan markets and independent shopping. With excellent bus links connecting you to the county town of Dorchester, Chickerell offers the ultimate Dorset lifestyle: rural tranquility without ever being out of touch.



The approach to the property is via a front garden enclosed by white picket fence and gate. The front door opens onto a spacious hallway with access to both ground floor rooms. There is a useful ground floor WC and stairs lead to the first floor with storage cupboard beneath.

The modern and stylish kitchen/diner is fitted with a comprehensive range of wall and base shaker style units in a modern grey colour with work surface over and tiled splash-back. Integrated appliances include an eye-level double oven and grill, five ring gas hob, dishwasher and washer/dryer. There is a stainless-steel 1½ bowl sink and drainer with mixer tap. The room offers plentiful space for dining furniture and French doors open out directly onto the rear garden. The front aspect sitting room has a cosy feel with a central gas fire with mantel and surround.

The spacious feel to this lovely home continues to the first floor. All bedrooms are double in size with the principle bedroom benefitting from en-suite shower facilities. The remaining rooms are served by a family bathroom consisting of a P-shaped panel enclosed bath, WC and wash hand basin. All windows are fitted with bespoke fitted shutters.

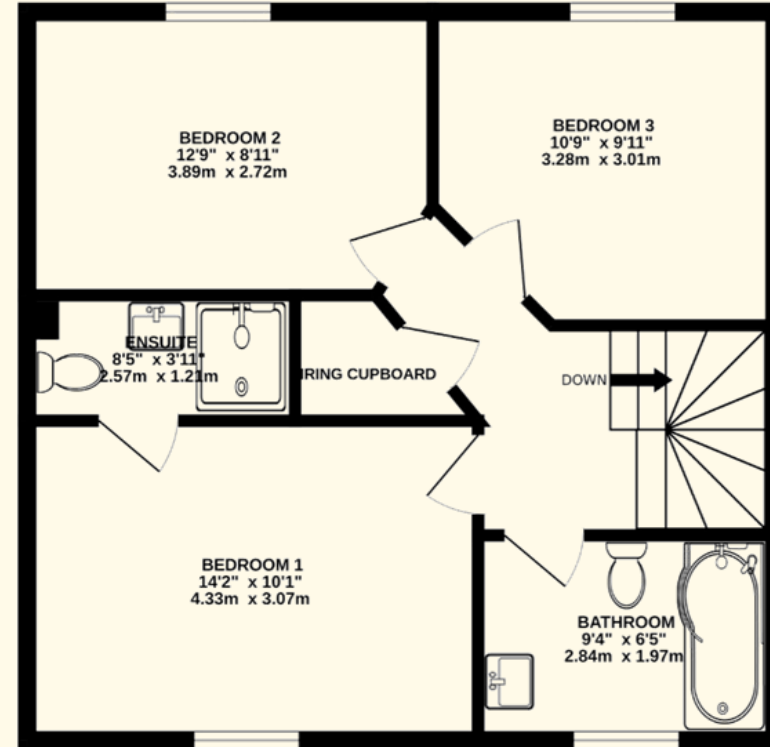
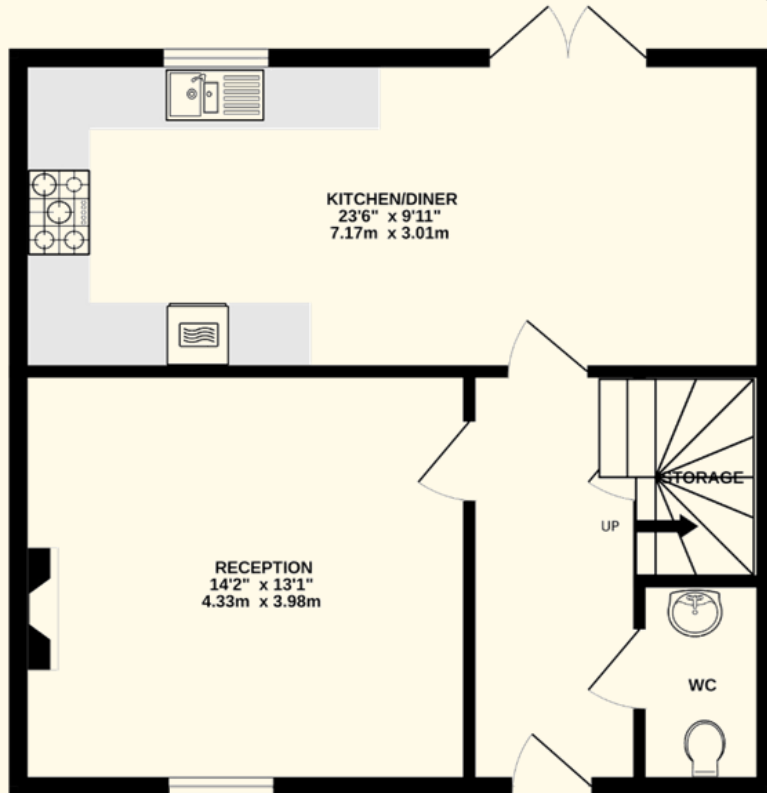
Externally, the enclosed garden rear garden has both side and rear access. The garden is laid to lawn with areas of patio and paving and a variety of shrubs. There is a good size summer house fitted with electricity and an area to the side of the property laid to shingle. Parking and storage is provided via two off-road parking spaces and a single garage with electric door, power and light.

GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 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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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

Agents Notes:

There is an annual service charge of £224.11 payable to FirstPort Residential Property Management.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Council Tax Band D.