

DIRECT



MOVES



Rectory Road

Broadmayne, Dorchester DT2 8EG

- Enviably situated detached house
- Well presented wrap around gardens with surrounding hedge row
- Desirable Broadmayne location with nearby education, public house, village shops and post office
- Dual aspect primary bedroom with en-suite shower room
- Four well proportioned double bedrooms set across two floors
- Immaculately presented open plan kitchen/ diner with adjoining utility
- Living room with French doors onto garden and door into office
- Own driveway parking and garage with power and lighting

Offers In Excess Of £485,000 Freehold





Wrap-around garden and driveway

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.

Porch

6'6" x 5'6"

A useful porch with outlook onto the front garden and a door into the entrance hallway.

Bathroom

11'9" x 5'6"

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

18'4" x 11'5"

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.



Dining Area

10'9" x 7'6"

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"

A side aspect utility room with tiled flooring, boiler mounted on wall and ample room for white goods.

Living Room

14'9" x 9'2"

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.

Office

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

Bedroom Four

11'9" x 8'10"

A front aspect double bedroom situated on the ground floor, a double glazed window looks onto the garden, wooden floor boards provide character

Garage

12'5" x 8'6"

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.

First Floor 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 One

14'1" x 13'5"

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.

Ensuite

6'2" x 2'11"

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 Two

8'10" x 11'1"

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 Three

10'2" x 8'10"

A rear aspect double bedroom with a double glazed window, a hatch providing loft access and two low level doors opening into eaves access.

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Local Authority
Council Tax Band E
EPC Rating C

GROUND FLOOR



1ST FLOOR



RECTORY ROAD, DORCHESTER

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