



Connells

Manor Farm Close
Maiden Newton Dorchester

Manor Farm Close Maiden Newton Dorchester DT2 0EP

for sale guide price
£325,000



Property Description

Situated in the heart of the popular village of Maiden Newton, this well-presented three-bedroom mid-terraced home enjoys attractive views towards the village church and is offered for sale with no onward chain.

The accommodation comprises a spacious dual-aspect living/dining room, creating a bright and welcoming space for both relaxing and entertaining. An open fireplace provides an attractive focal point, while French doors open directly onto the rear garden. The fitted kitchen is well equipped with a range of integrated appliances and offers practical storage and workspace.

On the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for families, first-time buyers or those looking to downsize.

Outside, the rear garden features a patio area adjoining the house, ideal for outdoor dining and entertaining. There is a gate giving access from the rear. The property further benefits from two allocated parking spaces. This delightful village home is ideally positioned to take advantage of Maiden Newton's local amenities, countryside walks and transport links.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Lounge / Dining Room

The front door leads into the open plan lounge / dining room with a double glazed window to the front aspect with a view of the church, a radiator, a telephone point, a television aerial socket, an open fire in a fireplace surround, stairs to the first floor, and understairs cupboard, a door to the kitchen and a pair of double glazed french doors leading out to the garden.

Kitchen

A door from the lounge / dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, an integrated electric oven and hob with a cookerhood over, other integrated appliances include a dishwasher, washer/dryer and fridge freezer. There is a radiator and a double glazed window to the rear aspect.

First Floor

First Floor Landing

Stairs lead up from the lounge / dining room to the first floor landing with an airing cupboard housing the electric boiler, access to the loft and doors to the bathroom and the three bedrooms.

Bedroom 1

A door from the first floor landing leads into bedroom 1 with a double glazed window to the front aspect with church views, a radiator and a built in wardrobe.

Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the front aspect with church views and a radiator.

Bedroom 3

A door from the first floor landing leads into bedroom 3 with a radiator, a television aerial socket, built in wardrobes and a double glazed window to the rear aspect.

Bathroom

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

Outside Space

Rear Garden

Double glazed french doors lead from the open plan lounge / dining room onto the rear garden which is laid to a patio with a lawn, a rear gate for access aswell as an outside tap and power point.

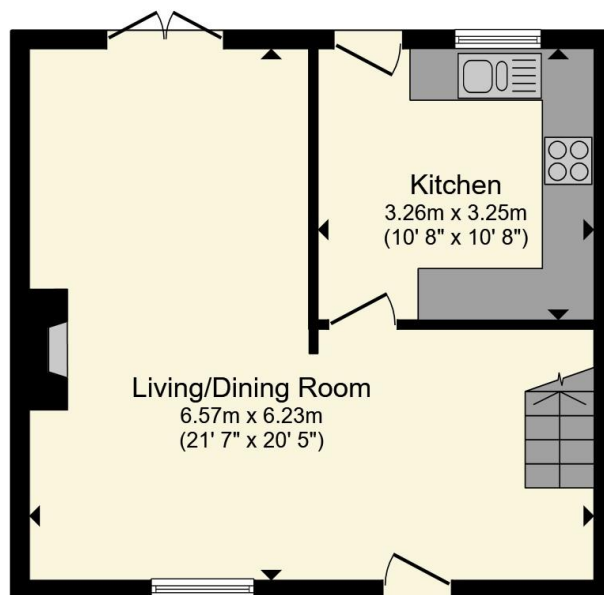
Parking

The property benefits from two allocated parking spaces one of which is within a grade II listed thatched barn.

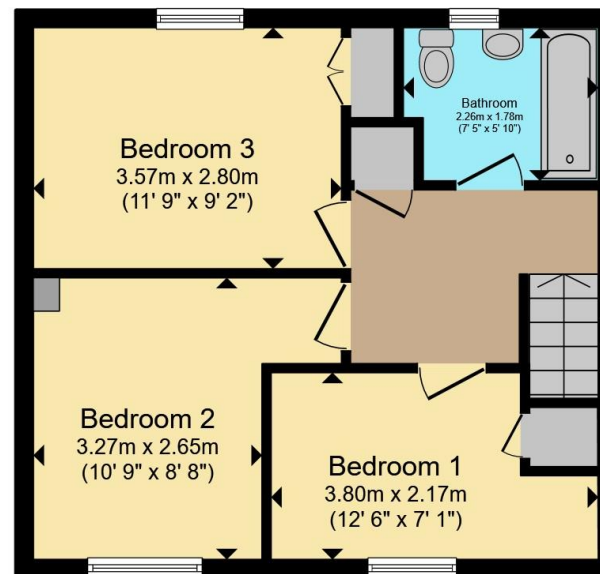








Ground Floor



First Floor

Total floor area 80.7 m² (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: E Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309831



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