

Connells

Elm Lane
Charlton Down Dorchester

Elm Lane
Charlton Down Dorchester DT2 9FB

for sale
£395,000







Property Description

Situated in the sought-after village of Charlton Down, this well-presented three/four bedroom detached home offers spacious and practical accommodation, ideal for families and professionals alike.

The ground floor comprises a welcoming living room, complemented by a fitted kitchen/dining room that provides an excellent space for everyday living and entertaining. Double doors connect the kitchen/dining room to the lounge, creating a wonderful flow throughout the living accommodation, while a convenient cloakroom completes the ground floor.

Upstairs, the property benefits from three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room. Two further bedrooms are served by a modern family bathroom.

Externally, the home enjoys a low-maintenance rear garden with a paved patio area accessed directly from the lounge, providing an ideal space for outdoor dining and relaxation. The garden also offers access to the garage. The garage benefits from power and lighting and can also be accessed internally via a personnel door, offering excellent storage or workshop potential.

An excellent opportunity to acquire a detached family home in a popular village location, early viewing is highly recommended.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with stairs to the first floor and doors leading to the cloakroom, the kitchen / dining room and the living room / bedroom 4.

Living Room / Bedroom 4

A door from the entrance hall leads into the living room / bedroom 4 with a double glazed window to the front aspect, a radiator and a wash hand basin.

Cloakroom

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

Kitchen / Dining Room

A door from the entrance hall leads into the kitchen / dining room with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, space for an oven and hob with a cookerhood over, a radiator, a double glazed window to the rear aspect, space and plumbing for a washing machine, a dishwasher and space for a fridge freezer. There is access to an understairs cupboard and space for a dining table and chairs with a pair of doors leading into the lounge.

Lounge

A pair of doors from the kitchen / dining room leads into the lounge with a radiator, a double glazed window to the side aspect and a pair of french doors leading to the garden.

First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with a cupboard and doors to the bathroom and three bedrooms.

Bedroom 1

A door from the first floor landing leads into bedroom 1 with a radiator, a television aerial socket, a double glazed window to the rear aspect and a door leading to the ensuite shower room.

Ensuite

A door from bedroom 1 leads into the part tiled ensuite shower room with a WC, a wash hand basin, a shower cubicle, a radiator, a shaver point, an extractor fan and a double glazed window to the rear aspect.

Bedroom 2

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

Bedroom 3

A door from the first floor landing leads into bedroom 3 with a radiator 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 bath with a shower above, a WC, a wash hand basin, a radiator, an extractor fan and a double glazed window to the front aspect.

Outside Space

Front Garden

There is a gravel border with mature shrubs to the front of the property with space for pots, gates to either side lead to the garage and the rear garden respectively.

Rear Garden

A pair of french doors from the lounge leads out to the low maintenance patio garden with space for a table and chairs for alfresco dining and room for pots and planting. There is a gated access to the front of the property.

Garage

The property benefits from a garage with an up and over garage door, power and a light.

Agents Note

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.







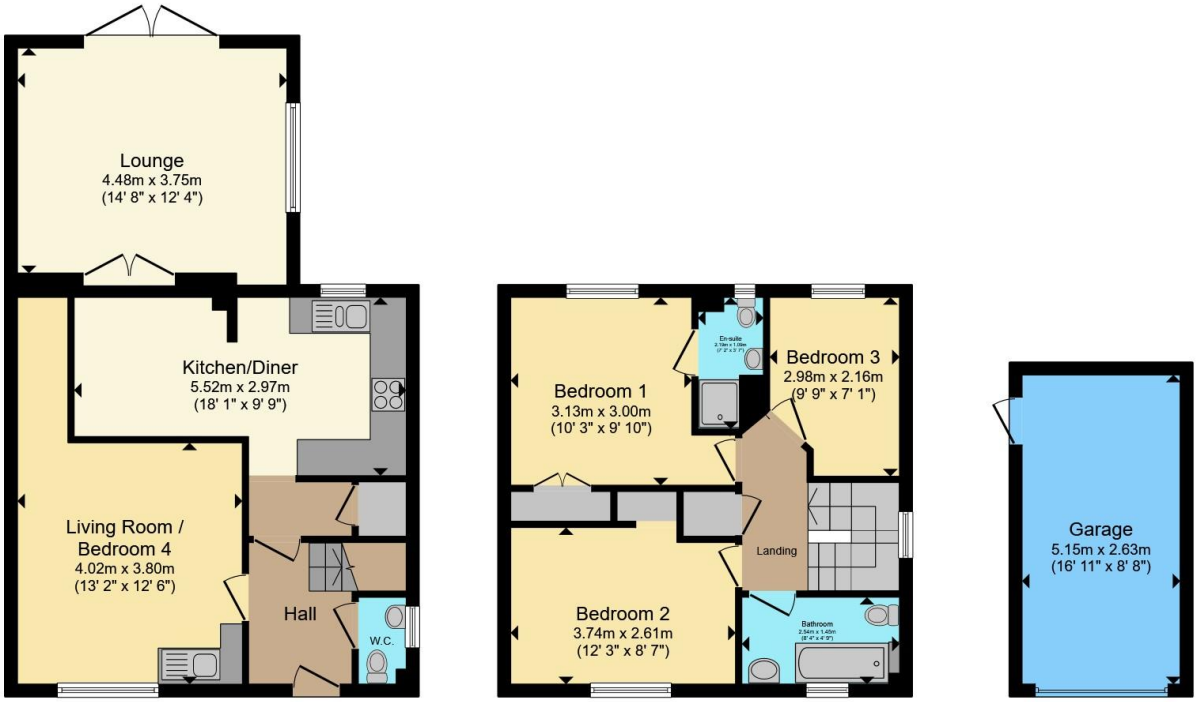












Total floor area 114.3 m² (1,230 sq.ft.) approx

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

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3 High West Street
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EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.