

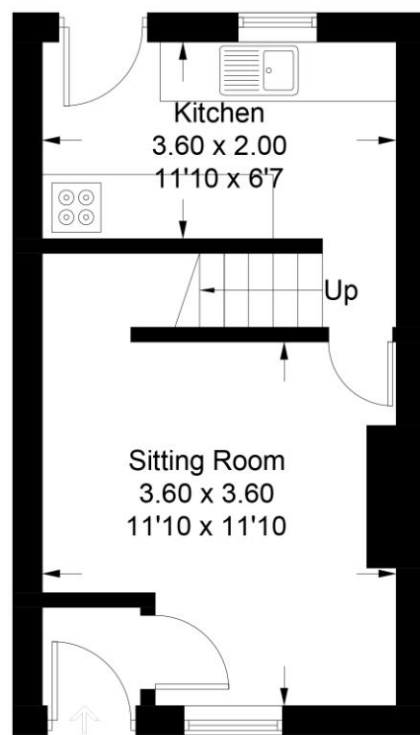


Property Location

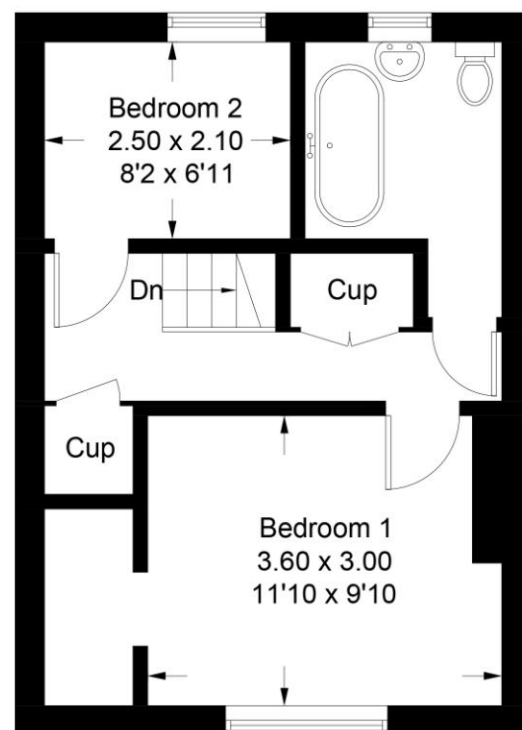
Maiden Newton is a large village nestled in the rolling countryside of West Dorset, benefitting from a primary school, doctor's surgery, local shops and pub. The bustling market towns of Dorchester and Bridport are a short drive away.

4 Natalia Terrace, Maiden Newton, Dorset, DT2 0AR

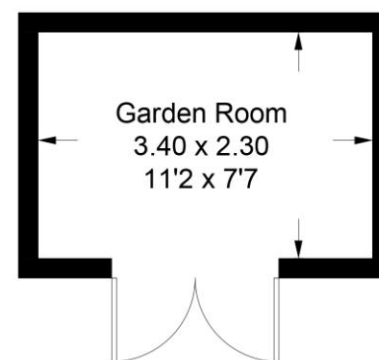
Approximate Gross Internal Area = 55.9 sq m / 602 sq ft
Garden Room = 7.8 sq m / 84 sq ft
Total = 63.7 sq m / 686 sq ft



Ground Floor



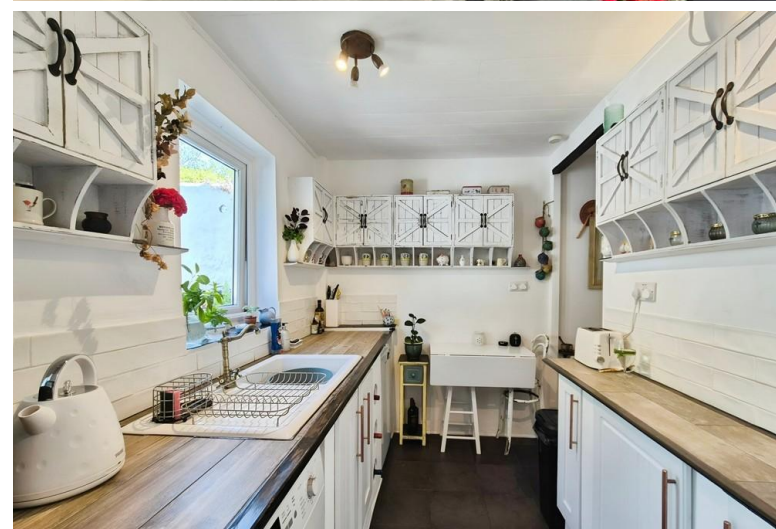
First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215112)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Natalia Terrace, Maiden Newton

Asking Price Of £280,000

4 Natalia Terrace Dorchester DT2 0AR

Key features:

- Village Location
- Gardens to Rear
- Home Office
- Wood-Burning Stove
- Country-Style
- Plenty of Storage
- Double Glazed Throughout
- Two Double Bedrooms



Why you'll like it

Beautifully-appointed end-of-terrace cottage in the highly desirable West Dorset village of Maiden Newton. With quintessential country-living style throughout, this fantastic house benefits from pretty gardens and courtyard to the rear with home office, two double-bedrooms, wood-burning stove and a creative use of space and light throughout.

ENTRANCE HALL Blue painted wooden front door with storm porch opening into a small entrance hall with space for coats and shoes. Further oak door leading into the sitting room. Wooden flooring and white walls.

SITTING ROOM 11' 9" x 11' 9" (3.6m x 3.6m) Cosy front reception room with double glazed window to the front and wood-burning stove. Attractive wooden flooring and white decor. Fitted storage areas in the fireplace alcove and a useful desk niche in the under-stairs space. Electric heater.

KITCHEN 11' 9" x 6' 6" (3.6m x 2m) Pretty country-style kitchen with a range of white shaker style bottom cupboards and rustic white-wood wall units. Solid oak worktop and white ceramic sink. Double glazed window and door opening to the rear courtyard. Dark grey floor tiles and white decor / wall tiles. Appliance spaces for oven, washing machine and under counter fridge. Electric heater at bottom of the stairs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

STAIRS AND LANDING Wooden stairs with carpet steps rise to the first floor landing. White decor with attractive naked red brickwork to the far end of the landing. Useful storage space fitted above the stairwell, also housing the electric hot water tank, and at the end with walk-in wardrobe/cupboard. Wooden laminate flooring and solid oak doors to all rooms.

BEDROOM ONE 11' 9" x 9' 10" (3.6m x 3m) Double bedroom with double glazed window to the front. Walk-in wardrobe providing plenty of storage space together with fitted cupboards in the fireplace alcove. Wooden laminate flooring and white decor with naked brickwork. Electric heater.

BEDROOM TWO 8' 2" x 6' 10" (2.5m x 2.1m) Small double or good-sized single bedroom with double glazed window to the rear. Wooden laminate flooring and white decor. Electric heater.

BATHROOM Beautiful bathroom with white suite of toilet and roll-top free-standing bath tub with wrought iron legs. White bowl basin set in a vintage style cupboard unit. White painted brickwork, white paint and grey tiled walls. Double glazed window to the rear and white heated towel rail.

GARDEN ROOM 11' 1" x 7' 6" (3.4m x 2.3m) To the rear of the main cottage is a courtyard patio with converted outbuilding useful as a garden room, ancillary accommodation or home office. White painted walls and wooden laminate flooring. Double glazed French doors.

GARDENS From the courtyard at the immediate rear, steps rise up to the main garden area which is mostly laid to lawn and surrounded by mature shrubs and trees. Thoughtful planting together with fixed arches and paving make this a beautiful relaxing space, and receiving full sunshine through most of the day. To the side of the higher level is a large wooden shed with additional pretty nook with water feature on the far side.

