



Ellerslie Close, Dorchester, DT2 9QQ
£300,000 Freehold

Ellerslie Close, Charminster

3 Bedrooms, 1 Bathroom

£300,000

- Bungalow
- Ample Parking and Garage
- Village Location
- Front and Rear Garden
- Spacious Living/Dining Room
- No Onward Chain

Offered to the market with NO ONWARD CHAIN, this home presents a wonderful opportunity for those looking to settle in a friendly neighbourhood. This charming property offers a SPACIOUS LOUNGE/DINER, and the galley kitchen is both functional and inviting. With three well-proportioned, DOUBLE BEDROOMS, there's plenty of space for everyone to unwind and relax. Step outside to discover a well-maintained rear garden, ideal for summer barbecues, and complete with convenient side access. Parking will never be an issue with AMPLE DRIVEWAY SPACE, complemented by the added benefit of a GARAGE for your convenience.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

AREA Nestled in the picturesque Dorchester district of Dorset, Charminster is a quaint village that perfectly blends rural charm with convenient access to modern amenities. Located just 2 miles NNW of Dorchester, Charminster sits gracefully along a branch of the River From, offering a serene landscape that beckons both nature lovers and those seeking a peaceful retreat.

LOUNGE 18' 6" x 14' 7" (5.64m x 4.44m) A door leads from the entrance hall into the lounge with double glazed windows to the front and side aspects, two radiators, a telephone point, a television aerial socket, an open fireplace

KITCHEN 11' 8" x 7' 5" (3.56m x 2.26m) A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a

1 1/2 bowl stainless steel sink and drainer, an electric oven and gas hob with a cooker hood over, the central heating boiler, a radiator and plumbing for a washing machine and a dishwasher. Doors lead into the internal hallway and to a storage area with a window to the side aspect. An external door to the side aspect leads to outside

BEDROOM ONE 13' 10" x 9' 8" (4.22m x 2.95m) A door leads from the inner hallway into bedroom 1 with a double glazed window to the rear aspect, plumbing for a wash hand basin and a door leading to the rear porch which in turn leads onto the garden.

BEDROOM TWO 13' 10" x 9' 8" (4.22m x 2.95m) A door leads from the inner hallway into bedroom 2 with a double glazed window to the rear aspect, a radiator and a built in wardrobe.

BEDROOM THREE 7' 5" x 11' 11" (2.26m x 3.63m) A

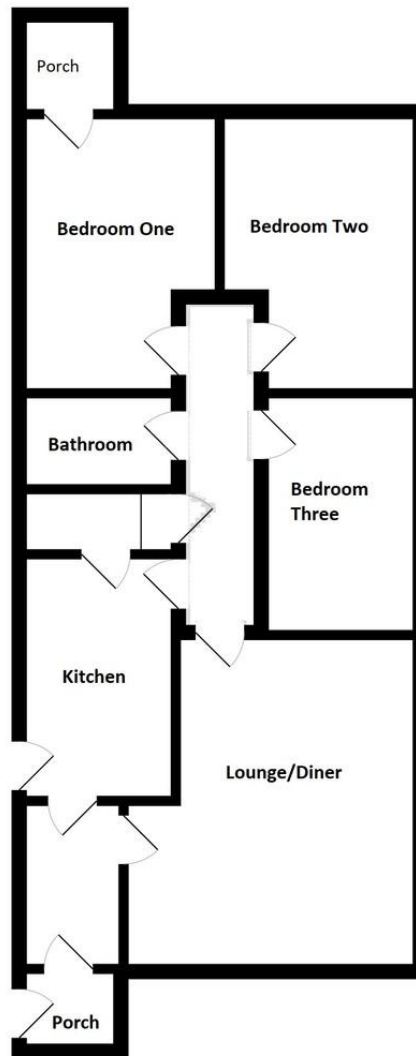
door leads from the inner hallway into bedroom 3 with a double glazed window to the side aspect and a radiator.

GARAGE 8' 7" x 16' 0" (2.62m x 4.88m) A driveway leads to the single garage with an up and over garage door with a light and power. A single glazed door leads onto the rear garden.









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