



Ash Tree Close



£320,000

For Sale | 3 bedrooms | 1 bathroom

Ash Tree Close is a quiet and well-maintained cul-de-sac with 8 well-built semi-detached properties

- 3 Bedrooms
- Garage and Driveway Parking
- EV Charging
- Recently Decorated

Ash Tree Close, Puddletown, Dorchester

Approximate Area = 908 sq ft / 84.3 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 1038 sq ft / 96.4 sq m
For identification only - Not to scale



Description

New flooring has been laid throughout the entire downstairs of the property in an elegant and natural herringbone style throughout the hallway and living / dining rooms with a tiled effect pattern in the kitchen and downstairs w/c. The main living space is also benefited from large, double-glazed windows one end and sliding patio doors the other allowing plenty of natural light to flood through the space. As well as a cozy gas-powered central fireplace giving the room a charming focal point. The Kitchen has surrounding cabinet storage recently modernised with a marble effect wrap worktop and stainless-steel sink overlooking the peaceful back garden.

Upstairs on the landing is a linen cupboard and loft hatch with pull down ladder for easy access to the loft. There is a good size double bedroom with wardrobes spanning the length, a second good size double room with fitted wardrobe storage and a third single bedroom with fitted cupboard. The bathroom has been improved with a white suite comprising; bath, separate shower with soakaway, fixed screen and new double headed shower, which runs off the combi boiler, basin and heated towel rail.

The property benefits from UPVC double glazing, fully boarded and well insulated loft space, gas fired central heating and a garage with gravel parking in front. As well as another graveled space to the front of the property with an Electrical Vehicle charging point.

Outside there is a graveled drive leading up to the property itself and the garage and an easy to manage rear garden with a good size and well-built deck, lawn area, timber sleeper planters and a new garden room neatly nestled in the corner providing a cozy outside living space. Outside tap and wide side access complete the exterior.

Situated within the heart of the village which provides a range of amenities including a modern doctor's surgery and veterinary practice, church, village hall, pre, first and middle schools, general store/sub-post office, and a lovely recreational ground with its own pavilion, sports pitches, and children's play area. Ash tree close is also a convenient 5-10 minute walk from the stunning Puddletown Forrest which offer plenty of walking routes and scenic views.

Council Tax Band - D

7 Ash Tree Close
Puddletown
DORCHESTER
DT2 8UZ

Energy rating
C

Valid until
20 September 2032

Certificate number
2104-3020-2201-2082-4200

