

Christopher
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5 Parva Cottages Bournemouth Road
Charlton Marshall, Blandford Forum, DT11 9LG

£295,000 Freehold



A delightful 3 bedroom mid terrace cottage style home, forming part of a small development of 6 similar properties, built by a well known local building company in 2000. Set well back from the main Bournemouth Road, the property has the benefit of a partly walled east facing rear garden that is a real feature.

Traditionally built with red brick, under a high natural slate roof, the property is connected to all mains services and has the benefit of gas fired central heating and UPVC double glazed windows and doors throughout.

The property has two separate reception rooms and a good size conservatory/garden room with a glass roof. On the first floor, there are three double bedrooms and a bathroom. Outside, there is garaging and parking.

Gabled Entrance Porch

Slate roof.

Entrance Hall

A quality door with inset leaded glass panels leads to the entrance hall.

Cloakroom

WC and wash hand basin.

Sitting Room

A fifteen pane glazed door leads to the large sitting room with a feature corner brick fireplace with raised quarry tiled hearth and oak mantel.

Conservatory

The large conservatory has a high gabled roof, tiled floor and double doors to outside.

Dining Room

From the sitting room, a door leads to the separate dining room with pair of double glazed casement doors to the garden.

Kitchen

The well presented kitchen has black working surfaces, base cupboards and drawers, matching wall cabinets with cornice and bottom pelmet finish, fitted gas cooker with four burner gas hob, extractor fan, integrated dishwasher, space for fridge/freezer, water softener and fitted Miele washing machine. Tiled floor.





A staircase leads to the first floor landing.

First Floor Landing

Access to the loft space and a blanket cupboard.

Bedroom One

A large double bedroom with a range of fitted pine wardrobe cupboards and an attractive view over the rear garden.

Bedroom Two

Fitted pine wardrobe cupboards and a view over the rear garden.

Bedroom Three

Bedroom three is a smaller double room.

Bathroom/Shower Room

The bath/shower room has a modern panelled steel bath with mixer and hand spray shower attachment, pedestal basin, WC, corner shower cubicle and mainly tiled walls.

Garage

Outside, the garage is in a block and has an electrically operated door.

The Gardens

Off-road parking. The front garden is laid as a shingle terrace for ease of maintenance and has space for pots, stone feature and sun dial. The rear garden is partly walled and enclosed by trellising. For ease of maintenance, the garden has been mainly paved with a shingle terrace, mature apple tree, hydrangeas, acer, camellias, roses and a wealth of other shrubs. Timber garden shed.

Agents Note

The Management Company charges are £18 per month.

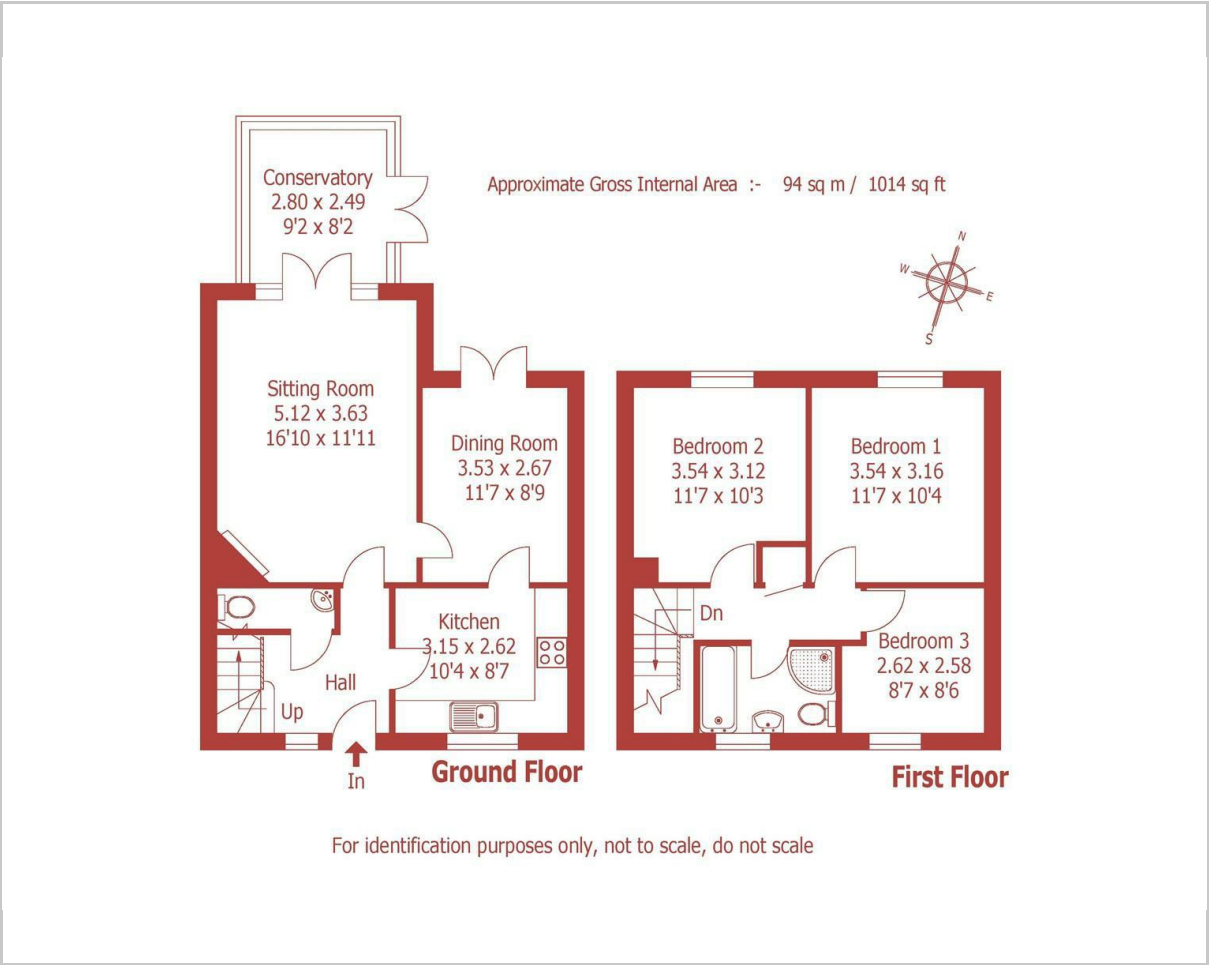
Directions

From Wimborne, proceed west along the A31 towards Dorchester. At the Roundhouse roundabout, take the third exit onto the A350, signposted to Blandford. Proceed through the villages of Sturminster Marshall and Spetisbury. Proceed through Charlton Marshall, and Parva Cottages can be found at the edge of the village, on the right hand side.

Council Tax

Band D

Floor Plan



Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

