



**Ground Floor**

**First Floor**

Total Area: 105.8 m<sup>2</sup> ... 1138 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**Hyde Lane, Bovington**

**£525,000**

An opportunity to purchase a three bedroom semi detached house benefiting from a ground floor kitchen extension creating a stunning kitchen diner with an island breakfast bar and a roof lantern light window. The property is available with no upper chain. The property is located a short walk to the village high street and has a garage and off road parking for 2/3 cars. There is still potential to extend the house to the side and rear and also the loft area is of a good enough ridge height to convert (subject to planning consent). There is a downstairs WC, sitting room, on the first floor there is a newly fitted bathroom and three bedrooms.

## Ground Floor

### Entrance porch

Double glazed UPVC front door leading from the driveway, double glazed door leading to

### Entrance Hall

Stairs leading to the first floor, understairs storage cupboard, tiled flooring, radiator, doors leading to.

### WC/ Cloakroom

Close coupled WC, wash hand basin recessed into vanity unit.

### Sitting room

Double glazed feature bay window to front, chimney breast with feature fire. Wood effect flooring, point for wall mounted TV, open plan to the dining area of the kitchen.

### Kitchen Family Room

A double aspect room with two sets of French doors leading to the side patio and rear garden. A range of wall and base units in a light grey colour with wood effect work surfaces, large lantern roof window, a central

island with a breakfast bar and Neff induction hob and extractor built in. Integrated Neff double oven, integrated fridge and freezer, integrated dishwasher, washing machine and separate tumble dryer. There is space for a dining table and six chairs. Tiled flooring.

### First Floor

#### Landing

Window to side, loft hatch with pull down loft ladder. Doors leading to

#### Bedroom One

Feature bay window to front, built in wardrobes, radiator.

#### Bedroom Two

Window to front, built in wardrobe, radiator.

#### Bedroom Three

Window to rear garden, two built in wardrobes/ storage.

#### Family Bathroom

Window to rear. A newly fitted bathroom comprising of a low level WC, wash hand basin recessed into vanity unit, a P shaped

shower bath with glazed screen, wall mounted shower mixer with flexible shower hose attachment. Chrome towel radiator, partly tiled walls, LED downlighters.

### Outside

#### To the rear

Mainly laid to lawn with a large pave patio area to the side, gated access to side. Raised sleeper edged beds with mature shrubs. There is potential to drive a car onto the rear patio via an up and over garage door in the rear of the garage.

#### To the front

Drive way creating off road parking for 2 cars.

#### Garage

With two up and over garage doors.

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