



Total Area: 155.1 m<sup>2</sup> ... 1670 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Old Dean, Bovington

**£750,000**

An opportunity to acquire an immaculately presented, extended four double bedroom semi detached house with a loft conversion and a kitchen extension located within a few steps of the village high street. The accommodation comprises of entrance hallway, kitchen with bi folding doors, open plan to the dining and spacious living room area, on the first floor there are three double bedrooms and a family bathroom, on the second floor there is the main bedroom with a Juliet balcony and a shower room. There is off road parking for two vehicles and potentially space for an additional vehicle.



## Ground Floor

### Entrance Hall Area

Double glazed UPVC front door, window to side, wood effect flooring, radiator, stairs to first floor, understairs storage cupboard housing electric consumer unit, double doors leading to

### Sitting Area

Window to front, chimney breast with wood burning open fireplace, radiator, LED downlighters, point for wall mounted TV, wood effect flooring, open plan leading to the dining area.

### Kitchen Dining area

An open plan area with bi folding doors, glass atrium roof lantern, opening into the kitchen area. Comprising of a range of wall and base units in a light grey colour with granite work surfaces, wash hand basin recessed into work surface, space for range style gas cooker, integrated dishwasher, integrated washing machine, cupboard housing Worcester Bosch gas central heating boiler, integrated tumble dryer, space for upright fridge freezer.

## First Floor

### Landing

Stairs to second floor, doors leading to:

### Bedroom Two

Window to front, radiator, built in wardrobes.

### Bedroom Three

Window overlooking the rear garden, radiator.

### Bedroom Four

Window to front, radiator,

### Family Bathroom

A white suite with chrome fittings, two windows overlooking the rear garden, panelled bath chrome mixer tap with shower attachment, shower cubicle with wall mounted shower mixer having a large rainforest shower head and a separate shower hose, wash hand basin recessed into vanity unit, close coupled WC, centrally heated chrome towel radiator.

## Second Floor

### Landing

Velux window to front, doors leading to:

## Bedroom one

A double aspect room with French doors leading to a Juliet balcony, two Velux windows to the front with black out blinds, radiator, eaves storage cupboards.

### Shower Room

Window to the rear, curved glazed shower cubicle with rainforest fixed shower head, wash hand basin recessed into vanity unit, WC with concealed cistern, chrome towel radiator.

## Outside

### Rear garden

Side passage way leading to the front driveway, decked seating area, Astro turf lawn area.

### Front garden and parking area

There is block paved parking area for two vehicles, a pickett fenced area to the front with a small garden area.

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