



HEARNES
WHERE SERVICE COUNTS

An impressive four-bedroom semi-detached house situated in the sought-after residential area of Nortoft Road in Charminster, this spacious family home offers three reception rooms, a kitchen/diner, two bath/shower rooms, a garden lodge, and a south-facing garden.

Upon entering, a welcoming hallway provides access to all ground-floor rooms and leads to the staircase, which rises to a spacious first-floor landing. A generous living room with a charming bay window overlooks the front aspect. Adjacent is the bright and roomy kitchen/diner, well-appointed with ample storage and worktop space, along with convenient side access to the garden. At the rear of the property, a dining/sitting room benefits from double doors opening onto the south-facing garden. The ground floor is completed by a shower room with a separate shower, WC, and wash basin.

On the first floor, a spacious landing leads to four well-proportioned bedrooms, with bedrooms one and two offering especially generous double-sized accommodation. A modern bathroom on this level includes a bath, an airing cupboard, and a separate WC. The property also includes a boarded loft space, offering excellent potential for conversion, subject to planning permission.

Externally, the south-facing garden features a large summer house (with electricity), ideal for outdoor entertaining or as a potential home office. At the front, a paved driveway provides ample off-road parking and side access to the rear garden.

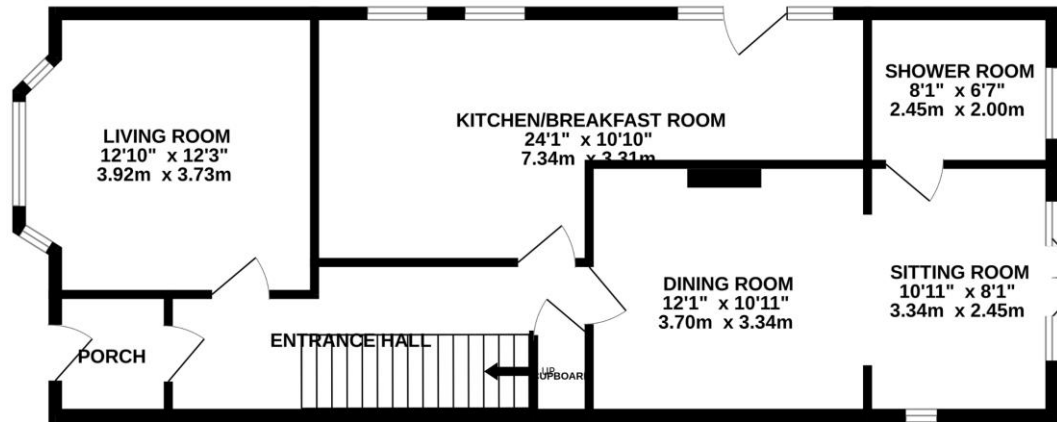
Council Tax Band: C

EPC Rating: C

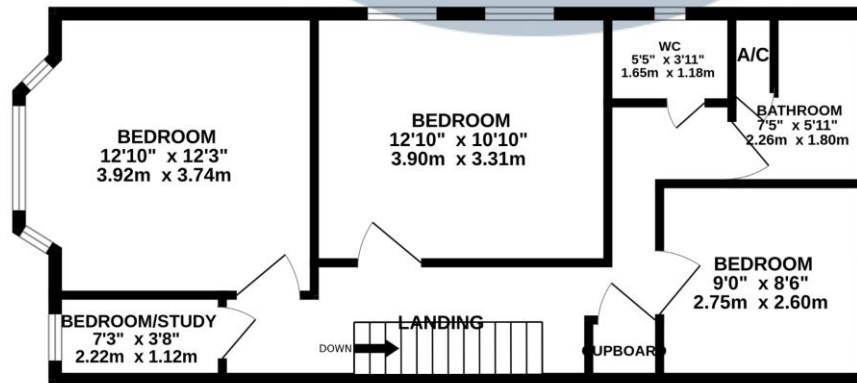
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



HEARNES
1ST FLOOR (53.4 sq.m.) approx.
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TOTAL FLOOR AREA: 1399sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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