Dorchester Road

Frampton Dorchester, DT2 9NF

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Offers In Excess Of £270,000 Freehold

Hull Gregson Hull

Dorchester Road

Frampton Dorchester, DT2 9NF

- Off-Road Parking For One Vehicle
- In Need Of Some Modernisation
- Large Conservatory Providing Additional Reception & Dining Space
- Generous, Mature Rear Garden With Patio & Lawn
- Three-Bedroom Semi-Detached Family Home
- Close To Countryside Walks
- Popular Village Location With Excellent Countryside Surroundings
- Conveniently Located Between Dorchester & The Jurassic Coast
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor Family Bathroom

Nestled in the sought-after village of FRAMPTON, this three-bedroom semi-detached home offers SPACIOUS and VERSATILE accommodation, perfectly suited to modern family living. Enjoying a generous plot with a SUBSTANTIAL REAR GARDEN, the property offers an opportunity to FULLY MODERNISE in your own style with excellent outdoor space, all while being conveniently positioned between DORCHESTER and the JURASSIC COAST.

The accommodation comprises a welcoming sitting room, a contemporary fitted kitchen, a ground floor family bathroom and a superb CONSERVATORY spanning the width of the property, providing additional reception space and a wonderful outlook over the garden. Upstairs, there are three well-proportioned bedrooms, making the property an ideal choice for growing families, FIRST TIME BUYERS or those looking to enjoy VILLAGE LIFE.

Externally, the property truly comes into its own. The impressive rear garden is predominantly laid to lawn with mature trees, established planting and multiple seating areas, creating a peaceful setting for entertaining and family enjoyment. To the front, the property benefits from off-road parking for one vehicle.

Situated within the picturesque village of Frampton, renowned for its COUNTRYSIDE WALKS and welcoming COMMUNITY, the property is superbly positioned just a short drive from the historic county town of Dorchester, offering an excellent balance of RURAL living and everyday CONVENIENCE.

Stepping into the property, you are welcomed by an inviting entrance hall, providing access to the principal ground floor accommodation and the staircase rising to the first floor.

Positioned at the front of the home, the sitting room is a beautifully proportioned reception space, enjoying an abundance of natural light from a large front-facing window. A charming feature fireplace creates an attractive focal point, making this a warm and welcoming room to relax in.

To the rear, the contemporary kitchen has been thoughtfully designed with a range of high-gloss eye and base level units, complemented by generous work surfaces and a selection of integrated appliances, including an oven, induction hob and extractor hood. A window overlooking the conservatory allows additional natural light to flood the space, while the layout offers practicality for everyday living.

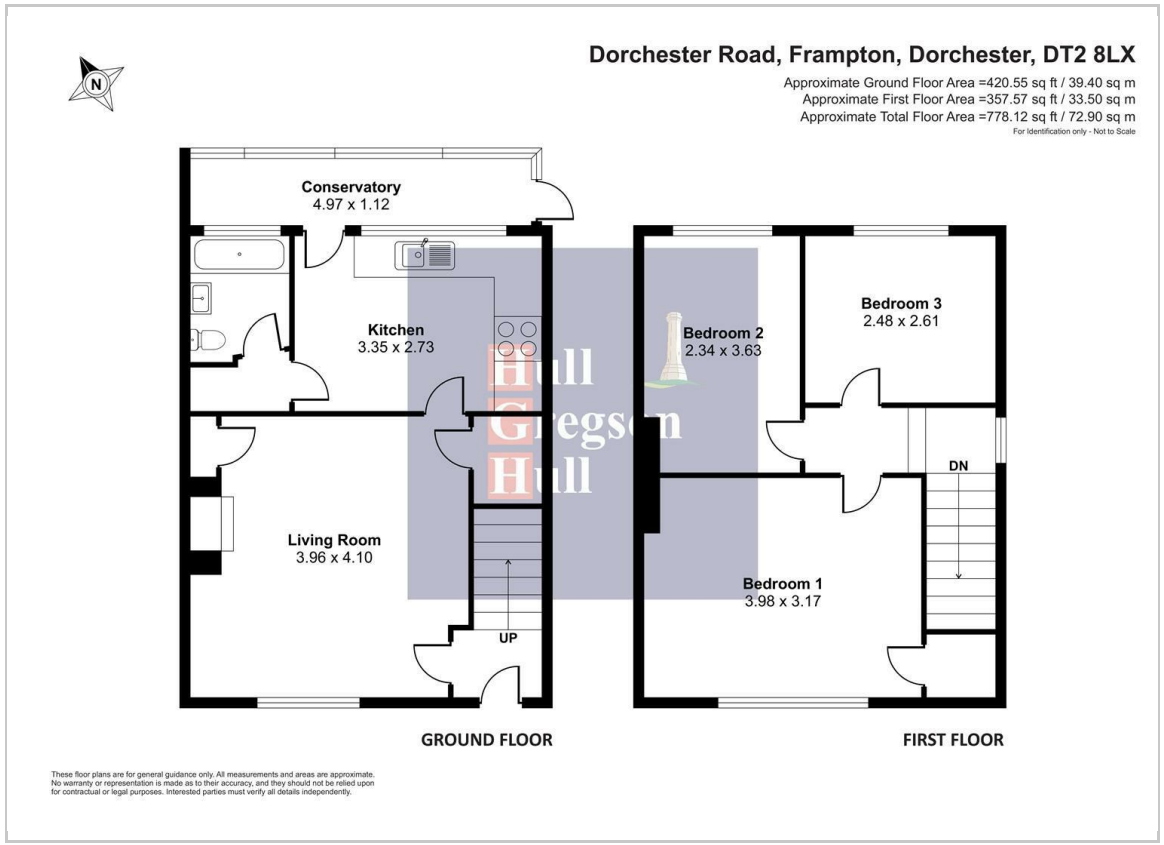
Leading from the kitchen, the impressive conservatory spans the full width of the property, creating a wonderfully versatile reception area. Currently arranged as a dining and utility space, this bright and airy room enjoys delightful views across the rear garden and provides direct access outside, making it an ideal place for entertaining or simply enjoying the peaceful surroundings throughout the seasons.

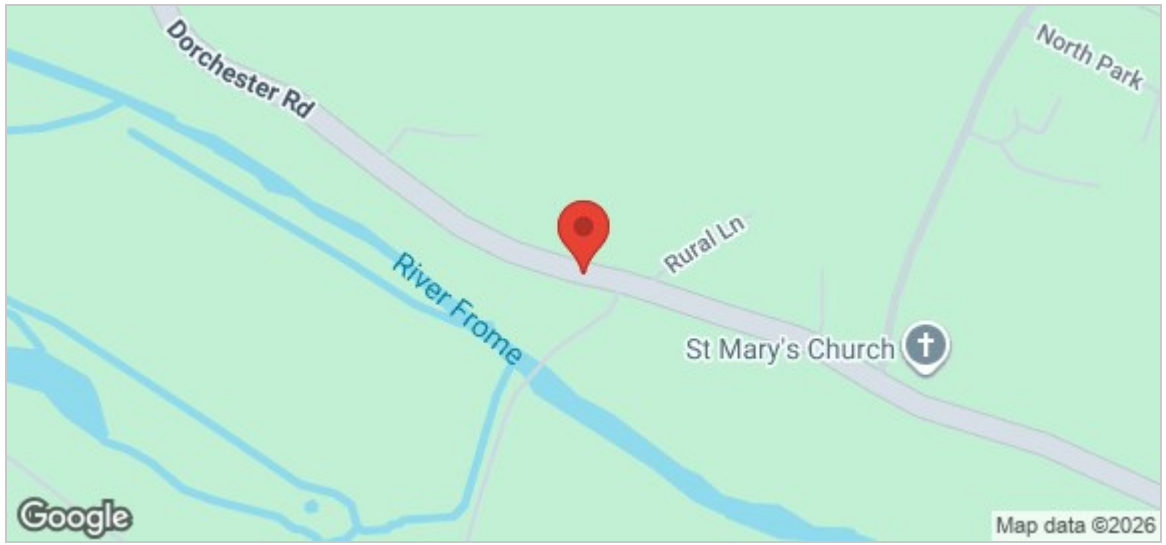
Completing the ground floor is the family bathroom, fitted with a panel-enclosed bath with shower over, wash hand basin and W.C., serving the home with both style and practicality.

Ascending to the first floor, the landing provides access to all three bedrooms. The principal bedroom is a generous double positioned at the front of the property, offering ample space for freestanding furniture and enjoying pleasant open aspects. Bedroom two is another well-proportioned double overlooking the rear garden, making an excellent guest bedroom or children's room. Bedroom three is a comfortable single bedroom that would equally lend itself to use as a nursery, dressing room or home office, providing flexibility to suit a variety of lifestyles.

Externally, the property boasts a particularly generous rear garden, creating a wonderful extension of the living accommodation. A paved terrace immediately adjoins the conservatory, providing the perfect setting for outdoor dining and entertaining, before leading onto an expansive lawn bordered by mature trees, established shrubs and planting that create an excellent degree of privacy. Towards the rear of the garden a useful timber storage shed and further areas of mature planting, making the space ideal for keen gardeners, families and those looking to enjoy a peaceful outdoor retreat. The garden offers tremendous potential whilst already being beautifully maintained, creating an idyllic setting to enjoy throughout the year.

To the front of the property, there is off-road parking for one vehicle, with side access leading to the rear garden.





Living Room
13'5" x 12'11" (4.10 x 3.96)

Kitchen
10'11" x 8'11" (3.35 x 2.73)

Conservatory
16'3" x 3'8" (4.97 x 1.12)

Bedroom One
13'0" x 10'4" (3.98 x 3.17)

Bedroom Two
11'10" x 7'8" (3.63 x 2.34)

Bedroom Three
8'6" x 8'1" (2.61 x 2.48)

Bathroom

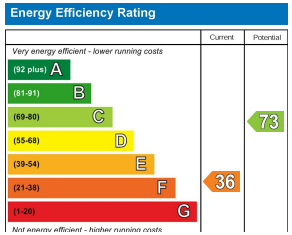
Dorchester Additional Information

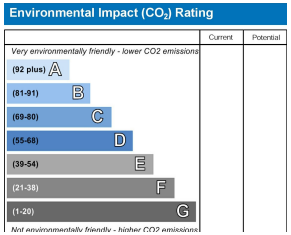
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi-Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric Heating & Open Fire
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk