



Instinct Guides You



## Styles Lane, Puddletown, Dorchester £445,000

- Beautifully Presented Throughout
- Family Bathroom, En-suite & Cloakroom
- Garage & Parking
- Attractive Cu-de-sac Position
- Mature Westerley Garden
- Large Kitchen/Dining Room
- Close To Schools & Amenities
- Beautiful Country Walks Nearby



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Welcome to The Sawmills — a beautifully presented three-bedroom family home tucked away in a peaceful cul-de-sac in the heart of Puddletown. Offering generous, well-proportioned accommodation throughout, family bathroom & en-suite and a garage with parking, this property combines modern comfort with a wonderfully convenient village setting.

On the ground floor the hub of the home is the spacious kitchen/dining room. The space is a bright dual-aspect room with ample fitted cabinetry, generous worktops and integrated appliances and flows beautifully into the dining area which easily accommodates a large table and additional furniture, making it ideal for family meals and entertaining.

The living room retains a roomy feel and features double doors that open directly onto the westerly aspect garden, creating a seamless flow between indoor and outdoor living. A convenient cloakroom and rear access completes the ground floor.

Upstairs there are three double bedrooms and the family bathroom. The principal bedroom is particularly generous and benefits from a well-appointed en-suite shower room with a large step-in shower cubicle, hand basin and W.C finished with contemporary tiling. In addition bedrooms two and three are both good-sized doubles. The family bathroom offers a modern three-piece suite with a bath and shower over.

Outside the rear garden is mature and well planted with a sunny westerly aspect and attractive planting along the boundary walls. A side gate provides useful rear access. The property also includes a garage with power and an adjacent parking space.



**Living Room 19'10" x 11'10" (6.06 x 3.62)**

**Kitchen/Dining Room 19'9" x 12'5" (6.04 x 3.80)**

**Cloakroom 3'9" x 3'7" (1.16 x 1.11)**

**Bedroom One 14'2" x 12'5" (4.34 x 3.79)**

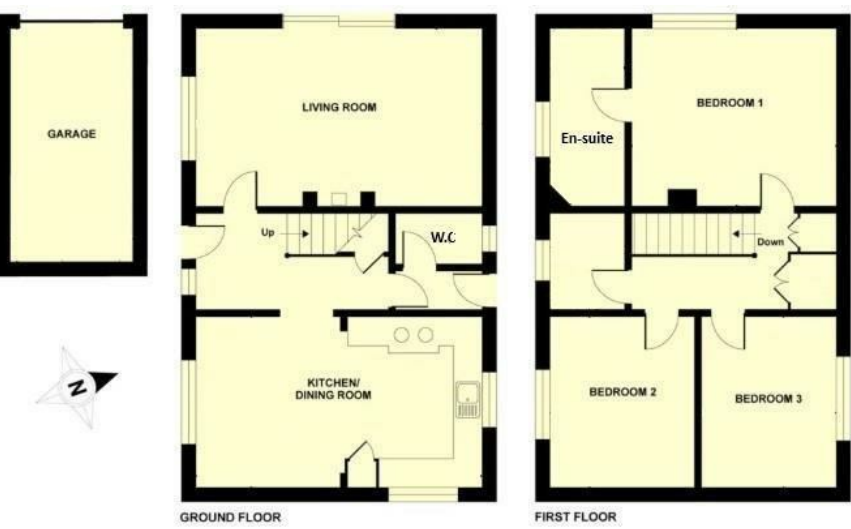
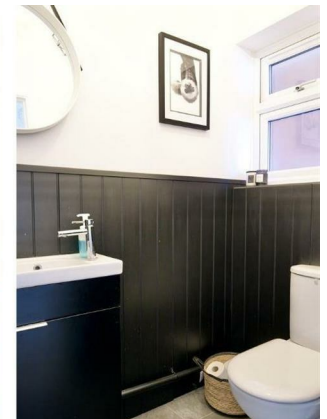
**En-suite 12'5" x 5'3" (3.79 x 1.61)**

**Bedroom Two 11'10" x 10'1" (3.62 x 3.08)**

**Bedroom Three 11'10" x 9'4" (3.63 x 2.86)**

**Bathroom 6'8" x 6'5" (2.04 x 1.96)**

**Garage 16'0" x 8'5" (4.90 x 2.57)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.