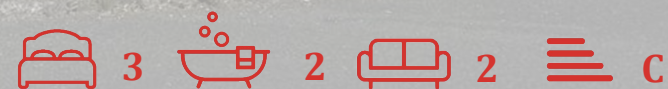




6 Magiston Street  
Stratton Dorchester, DT2 9WB

**£520,000 Freehold**





## 6 Magiston Street Stratton Dorchester, DT2 9WB

A lovely three bedroom detached family with a double garage to the side and ample driveway parking. Located in the pretty village of Stratton just four miles from the County town of Dorchester and with easy access to the stunning Dorset countryside close by. Internally the accommodation is well presented with an ample Lounge and a contemporary kitchen Diner with a modern kitted kitchen with built in appliances there is also a conservatory to the rear opening onto a attractively landscaped rear garden. On the first floor are three bedrooms with an en suite shower room to bedroom 1 and a family bathroom.

### Entrance Hall

#### Cloakroom

white suite with WC & wash hand basin with cabinet below, half tiled

#### Lounge

19'8" x 10'10" (6.00 x 3.32)

Triple aspect room with patio doors to conservatory, fireplace including log burner, door to under stairs cupboard

#### Kitchen Dining Room

19'8" x 8'11" widening to 15'8" (6.00 x 2.73 widening to 4.78)

Attractively fitted with a contemporary range of kitchen units offering a sink unit set into worktops with drawers and cupboards below, five ring induction hob, two electric ovens with a microwave included in one intergraded appliances include dish washer, washing machine & fridge, there is also a water softener, ample space for family dining table.

#### Conservatory

12'3" x 10'4" (3.75 x 3.15)

Double doors on to patio and rear garden, tiled floor

#### Landing

Door to airing cupboard

#### Bedroom 1

13'3" x 10'11" (4.05 x 3.35 )

Part paneled walls, extensive range of fitted bedroom furniture including wardrobes, chest of drawers and dressing table

#### En Suite Shower Room

6'8" x 6'0" (2.04 x 1.85)

Fitted with modern three piece suite with shower wash hand basin, WC and chrome towel radiator

#### Bedroom 2

10'8" x 8'11" (3.26 x 2.73)







### **Bedroom 3** 8'11" x 8'7" (2.73 x 2.63)

### **Bathroom**

Fitted with modern white suite with shower bath with screen and shower above, wash hand basin, WC and chrome towel radiator

### **Parking & Garage**

Ample sized double width driveway able to park four cars and leading to a double garage with two door entrance and service door to the rear garden

### **Gardens**

Small walled garden to the front. to the rear is an attractively landscaped walled garden partly laid to patio areas with ample seating and outside dining space with the remainder to Astro turf and borders, there is also space for a hot tub. Side pedestrian gate to the driveway and a service door to the double garage



### **Council Tax**

Band E Council Tax with Dorset Council

### **Construction**

Traditional cavity construction under a pitched roof

### **Flood Risk**

Very low risk of rivers sea or surface water

### **Phone and Broadband signal strength and coverage**

O2 is a strong signal, Vodafone 3 & EE are average signals

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 3 mbps superfast 47 mbps ultrafast 1800 mbps

### **Legal 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 & 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.





Floor Plan



Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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 & 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.

Area Map



Energy Efficiency Graph

