



29 Frome Avenue

Wool

BH20 6ER

Detached three bedroom property situated in a quiet
cul-de-sac with parking, garage and sunny low
maintenance garden

Guide Price £325,000

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Presented in good order this spacious three bedroom detached home is situated in a quiet location within the thriving village of Wool. The accommodation is flexible in layout and could readily be altered to offer a more open-plan style.

Located within easy reach of the village centre, this property benefits from being only a short walk to the local amenities such as post office, shops, chemist and schools to name but a few.

The property is accessed via a gated, paved driveway with adequate parking for two vehicles and a garage. There is a pretty and low maintenance garden that envelops the property and offers plentiful sunshine throughout the day. Entrance is via a large porch/boot room overlooking the pretty front garden. The kitchen is of a good size and has direct access to the rear garden. The Lounge/diner is of particular note, being generous in size and benefitting french doors onto a brick built sun/garden room, which in turn leads onto the pretty courtyard garden. There is also a ground floor wc.



Stairs lead to the first floor where you will find three good sized double bedrooms, family bathroom and airing cupboard. The family bathroom comprises of large shower, vanity basin and WC.

The village of Wool is perfectly placed for families with many beautiful walking and cycling routes along with a vibrant community calendar of events throughout the year. There are two well received primary schools within the village, along with a doctors surgery and three public houses/restaurants. The beautiful Jurassic Coastline is within easy reach, along with sandy shores and the famous World Heritage Lulworth Cove being just 5 miles away! Access to London is under three hours by train or car, with the mainline train station being just a few minutes walk away from your door.





Ground Floor

The property welcomes you into an enclosed porch which is of a generous size overlooking the front garden, this is an ideal spot for storing coats, wellies and drying off muddy dogs! A further door leads into the hallway with access to the lounge, kitchen and ground floor WC.

The kitchen is of a generous size with tiled floor, benefitting a range of wall mounted and undercounter units. There is a built in double electric oven, hob, extractor fan and space for white goods. The kitchen also benefits a door leading to the pretty courtyard garden along with a serving hatch through to the lounge/diner. Adjacent to the kitchen and accessed from the garden, is the integral garage/utility, complete with plumbing, light and power. There is scope here to integrate this space into the existing kitchen creating a larger and more accessible space with utility/laundry room, should this be desired. (stpp)

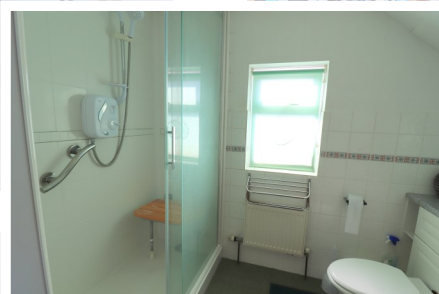


Ground floor

The lounge/diner is of a generous size and enjoys plentiful natural light, with adequate space to create a cosy living room and separate dining area. There is an electric fireplace with stone hearth and wooden mantle which further enhances the ability to separate the room into two.

From the delightful and spacious lounge, french doors lead into a brick built conservatory, which in turn leads onto the sunny courtyard area of the garden. This room is bright and inviting, potentially making for an ideal playroom for little ones or perhaps a home gym for older ones?

There is certainly a great deal of potential to make this space into the perfect family retreat.



First Floor

Stairs rise to the first floor which benefits a bright and spacious landing, with doors leading to all three bedrooms and the family bathroom. The master bedroom is of a generous size and benefits a dressing area with plentiful built in storage space. The large dormer window overlooks the front aspect and fields beyond. A second bedroom, double in size, also benefits built in storage with hanging space, drawers and a vanity unit, along with window overlooking the garden. The third double bedroom also benefits built in storage and window with a side aspect view.

The family bathroom comprises of double walk in power shower , vanity basin and WC. There is also a useful airing cupboard which houses the water tank off the landing.



Outside

The property is enveloped by the pretty garden with the front enclosed area being mainly laid to lawn, lined with mature shrubs and hedges. To the rear of the property you will find a low maintenance private courtyard style garden, complete with patio area perfect for alfresco dining in the sunshine. There is a raised brick built planter and plenty of space for pot plants, which are sure to thrive in the summer sun. There is a useful door from the garden into the garage and also a side gate offering access to the front of the property and driveway.

The thriving village of Wool is perfectly placed for families, enjoying a vibrant community spirit and plentiful amenities, including traditional bakery and butchers shop. Just a short drive will take you to the bustling County town of Dorchester or Weymouth. If its stunning coastline you seek you will be spoilt for choice with Studland, Swanage and Lulworth all within a short drive.



Viewing by appointment through:

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