



**Towers
Wills**

Town & Country

1 Vincents Close, Alweston, Sherborne, Dorset, DT9 5JH

OIEO £450,000

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Towers Wills welcome to the market, this stunning detached family home, situated in a quiet cul-de-sac position and backing onto open countryside. The property offers versatile accommodation throughout and briefly comprises; two reception rooms, large open plan kitchen/diner/family room, cloakroom/w.c, three bedrooms, bathroom, driveway, garage with utility area and front and rear gardens. Internal inspection is strongly advised to fully appreciate this beautiful home.

Key Features:

- **Sought-after Village Location**
- **Countryside Views**
- **Detached**
- **Three Bedrooms**
- **Front and Rear Gardens**
- **Garage**
- **Driveway**





Reception Hallway

Door to the front, under stairs storage area and radiator.

Cloakroom/W.C

Comprising w.c, wash hand basin and double glazed window to the front.

Reception Room One/Snug

Double glazed window to the front, built-in cabinets and shelving and radiator.

Reception Room Two/Play Room

Double glazed window to the rear, radiator and door to garage.

Kitchen/Diner/Family Room

The heart of the home; perfect for entertaining with family and friends.

Kitchen

A modern style kitchen comprising of a range of wall and base units, work surfacing with inset sink/drain, central island with granite worktop, integrated dishwasher, integrated microwave, Range style cooker with cookerhood over, space for fridge/freezer and being open plan to the dining area.



Dining Area

With ample room for large table and chair set, bi-fold doors opening out onto the rear garden and being open plan to the family room.

Family Room

With woodburning stove making a particularly attractive feature to the room.

First Floor Landing

Stairs from reception hallway, loft access and airing cupboard.

Bedroom One

Double glazed window to the rear with far reaching countryside views, built-in wardrobe and radiator.

Bedroom Two

Once again, with far reaching country does views to the rear, radiator and built-in wardrobe.

Bedroom Three

Double glazed window to the front and radiator.



Bathroom

Suite comprising of bath with shower over, wash hand basin, tiling, heated towel rail and double glazed window to the front.

Separate W.C

Comprising wash hand basin, w.c and double glazed window to the side.

Outside

To the front of the property is a driveway providing off road parking for several vehicles, area laid to lawn with planted borders and path leading to the entrance.

Rear Garden

A beautifully landscaped rear garden with far reaching countryside views, being majority laid to lawn with planted borders, decked area abutting the rear of the property, further patio seating area to the far end of the garden; perfect for summer entertaining and enjoying the countryside views.



Office 3.00m x 2.00m

With power, light, window to the rear and door to the front.

Garage

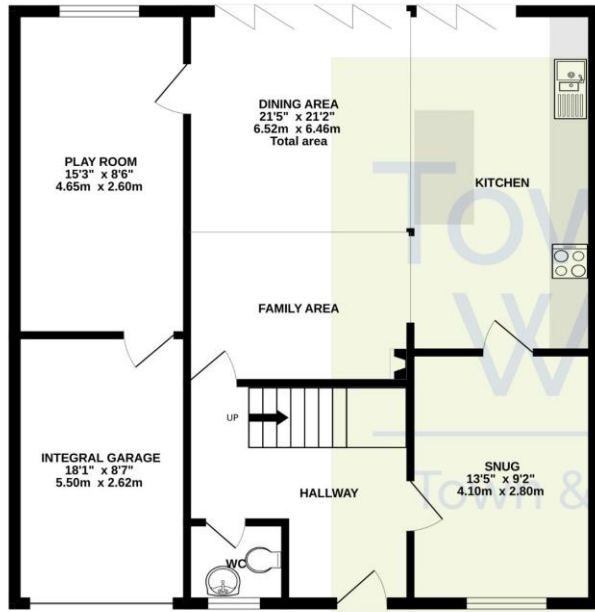
With electric roller 'up and over' door, central heating boiler, airing conditioning unit and double glazed window to the side.

Utility Area

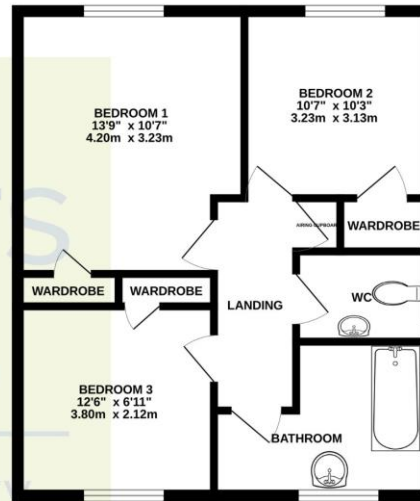
With plumbing for washing machine and space for tumble dryer.



GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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