



Apple Tree Cottage, West Street, Winterborne Kingston, Dorset, DT11 9AX









**A Beautifully Presented 3 Bedroom Brick & Flint Semi-Detached House With Double Carport Situated Within The Village Of Winterborne Kingston. The Property Benefits From South Facing Garden, Master Bedroom With En-Suite & Kitchen With Fitted Appliances**

**Entrance Hall** - Solid wooden door with glazed panel to front, stairs to first floor with storage cupboard under, radiator, smoke alarm, tiled flooring, smooth set ceiling

**Cloakroom** - White suite comprising low level WC, wash hand basin, storage cupboard with shelving, window to front aspect, heated towel rail, tiled flooring, smooth set ceiling with recessed lighting

**Kitchen 10'10" (3.3m) x 7'8" (2.34m)**- Range of cream fronted base and wall units providing cupboard and drawer storage, granite effect work-surfaces with matching upstands, stainless steel single sink with drainer inset and mixer tap, stainless steel electric oven and grill with 4 ring ceramic hob and extractor hood over, integrated fridge/freezer, washing machine and slim line dishwasher, wall mounted Worcester gas boiler, window to front aspect, tiled flooring, smooth set ceiling with recessed lighting

**`L` Shape Living/Dining Room 18'2" (5.54m) x 16'4" (4.98m)**- Fully glazed French doors to rear garden, 2 windows to same, large brick fireplace with tiled hearth housing wood burning stove, TV point, telephone point, 2 radiators, coved and smooth set ceiling, wall light

**First Floor Landing** - Cupboard housing hot water cylinder, access to roof space, smoke alarm, smooth set ceiling

**Bedroom 1 12'5" (3.78m) x 9'10" (3m)**- With fitted wardrobes, 2 windows to rear aspect, exposed beam, TV point, 2 wall lights, radiator, smooth set ceiling

**En-Suite Shower Room** - Fully tiled white suite comprising glass shower enclosure with stainless steel controls, , low level WC with concealed cistern, vanity wash hand basin with mixer tap and storage cupboard under, mirrored cabinet, shaver point, obscure window to rear aspect, heated towel rail, extractor fan, smooth set ceiling with recessed lighting

**Bedroom 2 9'10" (3m) x 7'10" (2.39m)**- Window to front aspect, radiator, smooth set ceiling

**Bedroom 3 7'10" (2.39m) x 7'10" (2.39m)**- Window to front aspect, TV point, telephone point, radiator, smooth set ceiling

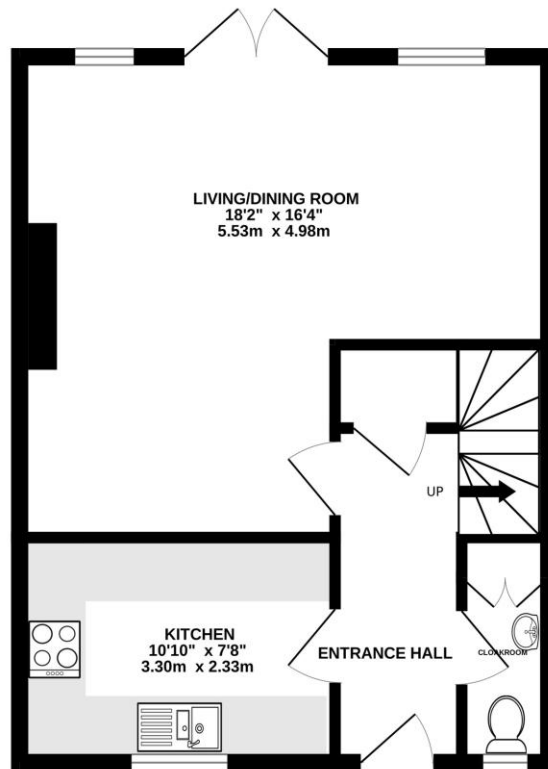
**Bathroom** - White suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splash-backs, obscure window to side aspect, tiled flooring, smooth set ceiling with recessed lighting

**Outside** - Fully enclosed rear garden bounded by timber fencing, paved patio area adjacent to the rear of the property with path leading to gate to rear to parking, shingle stone area to side of property with gate to front, timber shed and timber store, remainder of the garden being laid to lawn with well stocked mature shrub borders and raised flower beds, established tree and hedging

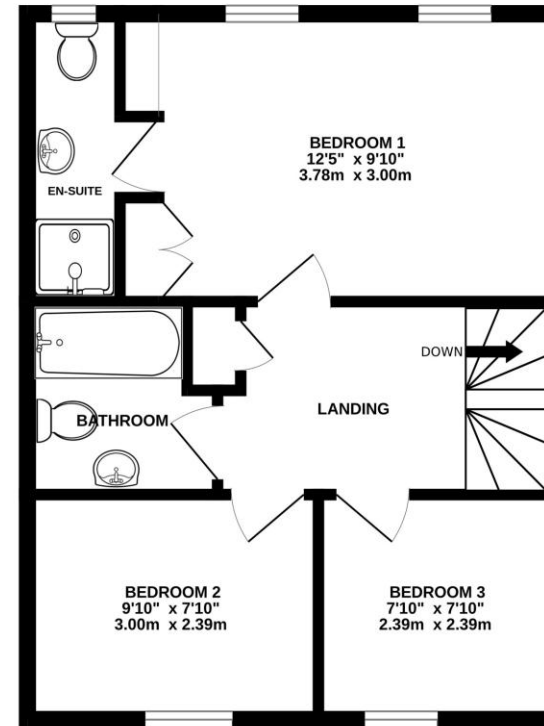
**Carport** - Of timber construction with tiled pitch roof, parking for 2 vehicles, wooden store housing bins

OIEO £435,000 Freehold

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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