



58 Hod View, Stourpaine, Dorset, DT11 8TN









To the front of the property is the garden which is laid to lawn with a picket fence border.

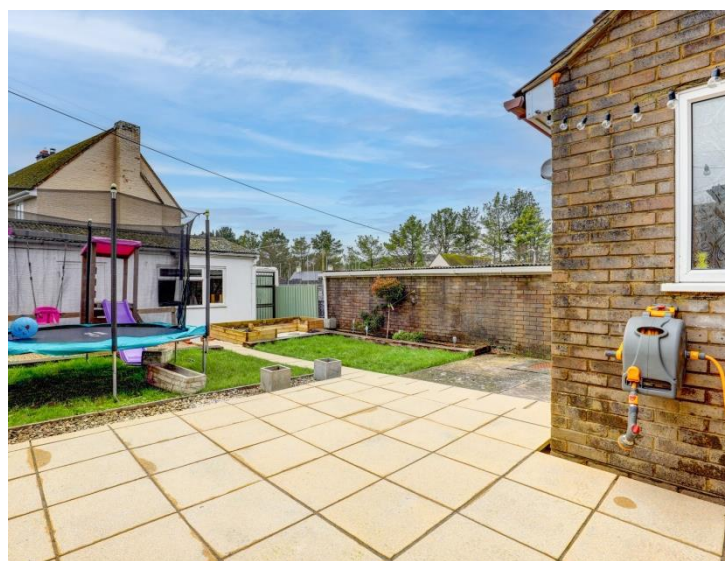
Once through the front door and into the hallway we have the kitchen immediately to the left hand side, and the stairs to the first floor to your right. There is also a storage cupboard beneath the stairs.

The kitchen has a front aspect double glazed window and plenty of storage space in the form of both wall mounted and under counter cupboards.

The Lounge Diner spans the full width of the house with an archway separating the two. The downstairs cloak is to the rear and accessed from the utility room. A further door leads onto the rear garden which has a patio area and a large lawn. The Garage can be accessed from the garden or via a driveway.

Upstairs we have Bedrooms One and Two as well as the family bathroom. The bathroom comprises full sized bath with shower overhead, w/c and wash basin.

Bedroom Two is to the front and Bedroom One to the rear. Both are of a similar size and can easily accommodate a double bed and additional furniture.



**Entrance Hall**

**Hallway**

**Kitchen 13'4" (4.06m) x 7'10" (2.39m)**

**Living Room 13'4" (4.06m) x 11'10" (3.61m)**

**Dining Area 8'10" (2.69m) x 6'3" (1.91m)**

**Utility Room 5'5" (1.65m) x 4'7" (1.4m)**

**WC**

**First Floor Landing**

**Bedroom 1 13'4" (4.06m) x 10'4" (3.15m)**

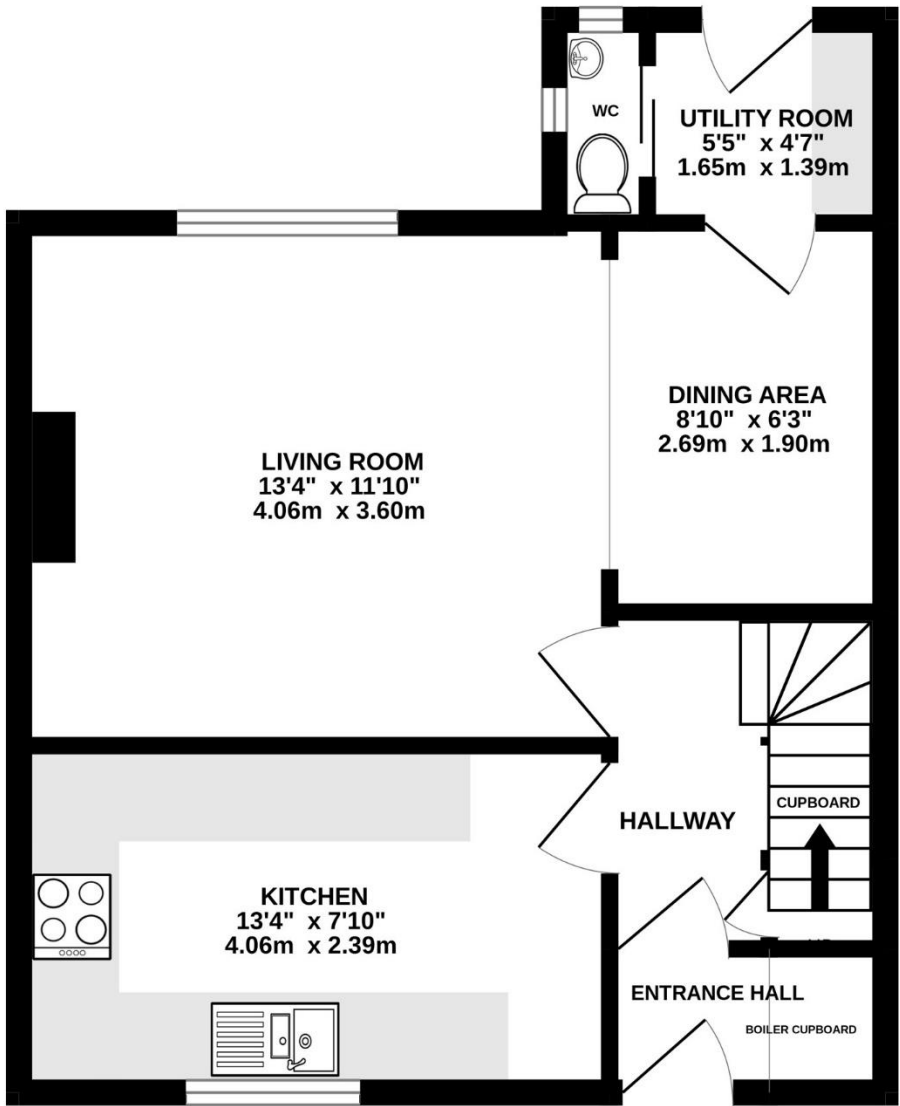
**Bedroom 2 13'4" (4.06m) x 9'5" (2.87m)**

**Bathroom**

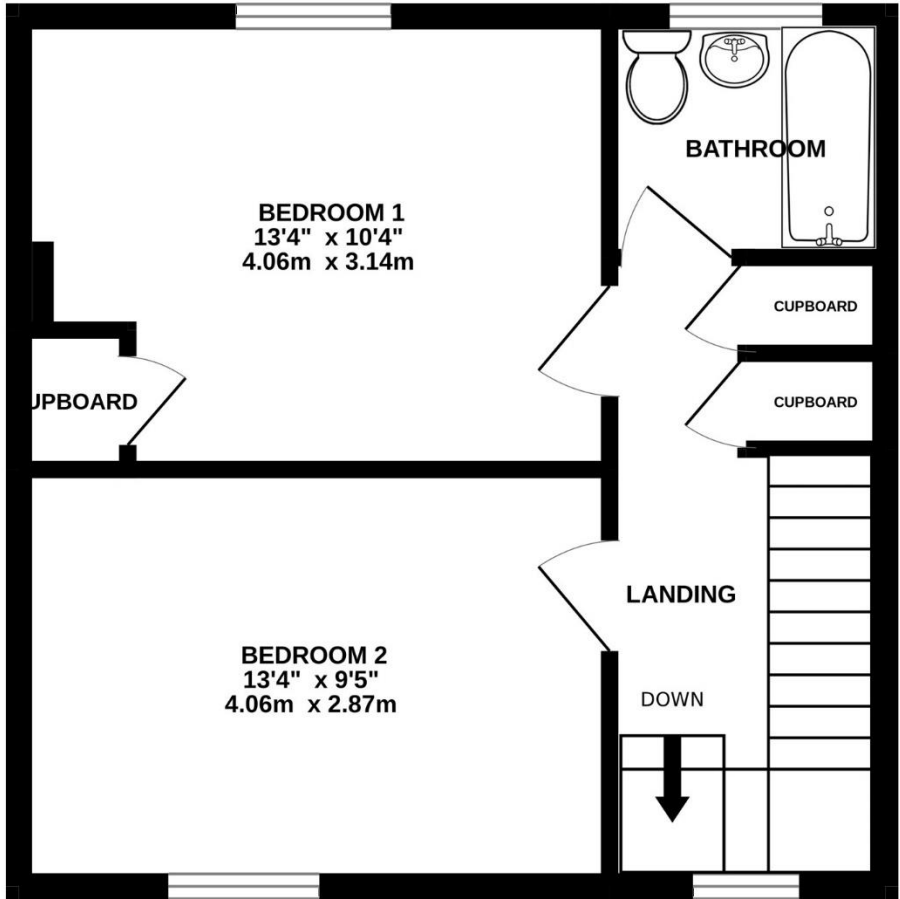
£285,000 Freehold



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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 - TBC

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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