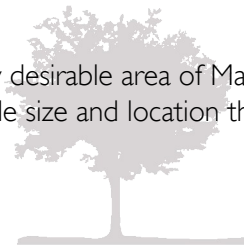




Weatherbury Way, Dorchester

This substantial FIVE bedroom family home is ideally situated within the highly desirable area of Manor Park, Dorchester. The property boasts a wealth of light and spacious accommodation that is well presented throughout. In addition to its favourable size and location the property benefits from a sizeable garden and ample off-road parking. EPC rating C.



Offers in excess of £425,000

Situation

Weatherbury Way is situated within Manor Park, a most sought after area within Dorchester. The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

Accommodation

Entrance to this substantial property is gained via a useful porch, a private area before entering a hallway that offers two storage cupboards and houses stairs that rise to the first floor.

The property boasts versatile living accommodation comprising a generous reception room that receives plentiful natural light gained via a front aspect and features a brick fireplace with storage and display shelving. An archway leads through to a further reception room that offers sliding doors that provide access to a conservatory that takes full advantage of the outlook onto the garden. There is a separate dining room that provides additional living accommodation and offers access to the garden.

The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surfaces over. There is an integral oven and an electric hob with extractor hood over. Space is provided for additional appliances.

Stairs from the hallway rise to the first floor where there is a tastefully fitted family bathroom and three bedrooms, the master benefiting from ample storage options and en-suite facilities. There are two further double bedrooms situated on the second floor, both enjoying generous dimensions and plentiful natural light.

Externally, there is a large area of block paving at the front of the property that provides off road parking for several cars. To the rear there is a generous enclosed garden that enjoys a private aspect. The garden is laid predominately to lawn with a selection of mature fruit trees, a vegetable plot, a greenhouse, a pond and a timber shed.

Room Dimensions

Reception Room 4.17m x 3.61m (13'08" x 11'10")

Kitchen 6.30m x 2.77m max (20'08" x 9'01" max)

Reception Room 3.02m x 2.74m (9'11" x 9'0")

Conservatory 3.05m x 2.74m (10'0" x 9'0")

Dining Room 3.89m x 3.18m (12'09" x 10'05")

Bedroom 4.57m x 3.89m (15'0" x 12'09")



Bedroom 4.19m x 3.18m (13'09" x 10'05")

Bedroom 3.18m x 3.05m (10'05" x 10'0")

Bedroom 5.18m x 4.14m (17'0" x 13'07")

Bedroom 5.18m x 3.61m (17'0" x 11'10")

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is E

Viewings

Strictly by appointment with the sole agents:

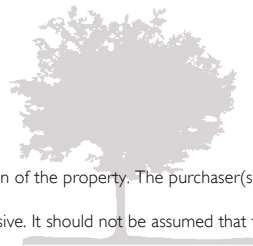
Parkers Property Consultants and Valuers Tel: 01305 340860

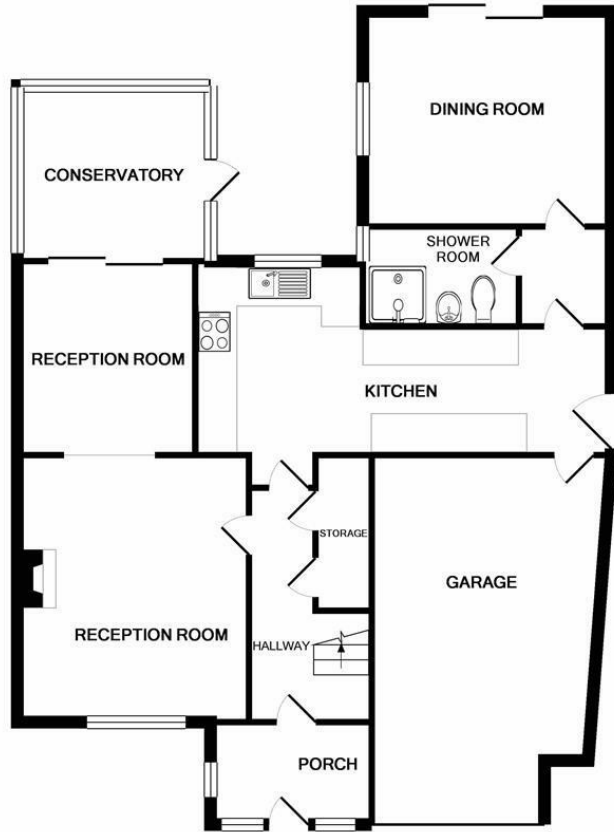


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

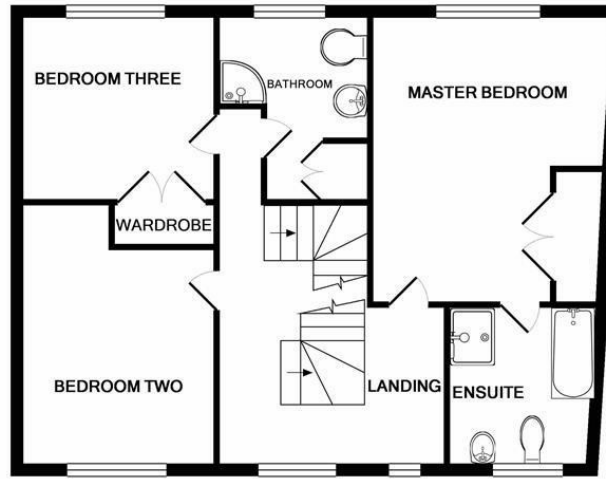




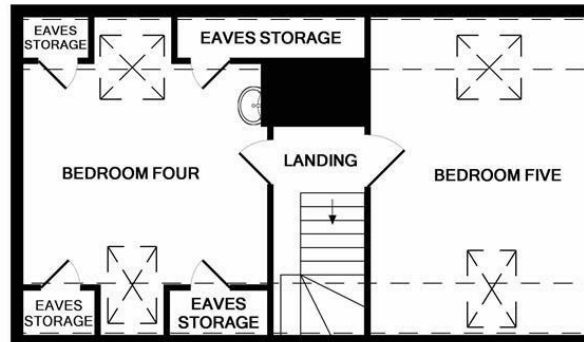
GROUND FLOOR
 APPROX. FLOOR
 AREA 1059 SQ.FT.
 (98.3 SQ.M.)

WEATHERBURY WAY
 TOTAL APPROX. FLOOR AREA 2270 SQ.FT. (210.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
 APPROX. FLOOR
 AREA 708 SQ.FT.
 (65.8 SQ.M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 503 SQ.FT.
 (46.7 SQ.M.)

