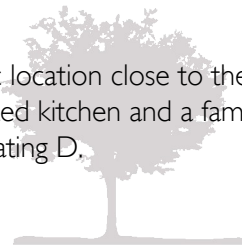




Chestnut Way, Dorchester

This three bedroom family home is ideally situated enjoying a quiet cul-de-sac location close to the historic market town of Dorchester. The property offers accommodation that is well presented throughout comprising two reception rooms, a well appointed kitchen and a family bathroom. In addition to its favourable size and location, the property benefits from an enclosed tiered garden to the rear and a single garage. EPC rating D.



Offers over £275,000

Situation

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 Porch

A part glazed door provides access to a useful porch, a private space before entering the property.

Hallway

The property benefits from a generous hallway, creating an open feel when entering the property. The hallway houses stairs that rise to the first floor and provides access to all principal rooms.

Sitting Room 4.17m x 3.66m (13'08" x 12'0")

A generous room receiving plentiful natural light gained via a front aspect double glazed window. The room features an attractive fireplace and offers a wall mounted radiator and a television point. An opening leads through to:

Dining Room 3.05m x 2.64m (10'0" x 8'08")

Additional living accommodation is gained via a separate dining room. The room offers a wall mounted radiator and a set of sliding doors that provide access to the garden.

Kitchen 2.82m x 3.02m (9'03" x 9'11")

The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surfaces above. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer and an integral oven with an electric hob and extractor hood above. Space is provided for additional appliances. The room offers part tiled walls and there is a rear aspect double glazed window that provides the room with natural light. A part glazed door provides access to the garden.

First Floor

Stairs rise to the first floor where a generous landing provides access to all first floor accommodation.



Bedrooms

The property benefits from two double bedrooms and one single. The master bedroom benefits from fitted wardrobes that provide ample storage options. All rooms offer a wall mounted radiator and a double glazed window that enjoys either a front or rear aspect.

Bedroom One 3.96m x 3.18m (13'0" x 10'05")

Bedroom Two 3.33m x 3.18m (10'11" x 10'05")

Bedroom Three 2.34m x 2.26m (7'08" x 7'05")

Bathroom

The bathroom is fitted with a suite comprising a pedestal wash hand basin and a panel enclosed bath with shower attachment over. The room houses an airing cupboard and there is a heated towel rail. The walls are part tiled and there is a rear aspect double glazed opaque window that provides the room with natural light. There is a separate WC.

Outside

To the rear of the property there is an enclosed tiered garden that is laid predominately to lawn with a raised area laid to shingle and that houses a delightful selection of mature plants and shrubs. There is an area of paving to the rear of the garden that provides the ideal space for alfresco dining. The garden houses a timber shed and offers gated side and rear access.

Garage

There is a single garage with up and over door, power and light.

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, Dorset, DT1 1UZ

Tel: 01305 211970

We are advised that the council tax band is C

Viewings

Strictly by appointment with the sole agents:

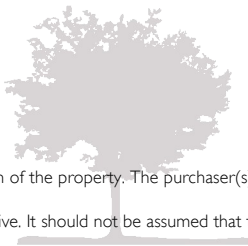
Parkers Property Consultants and Valuers Tel: 01305 340860

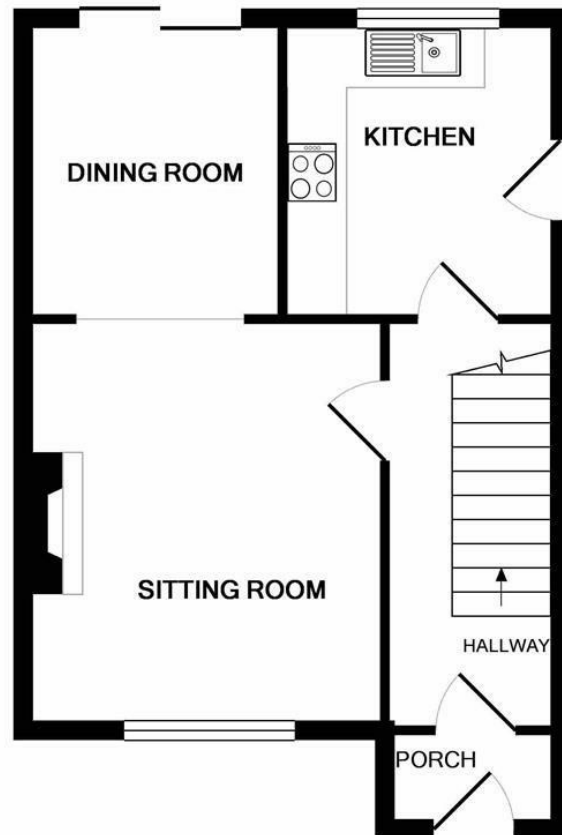


Important notice. Parkers notify that:

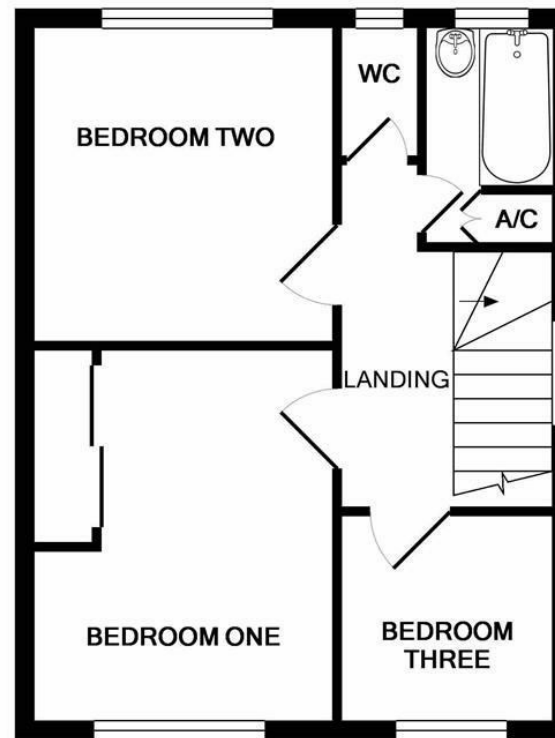
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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



1ST FLOOR

CHESTNUT WAY

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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