



Manor Road | Manor Park | Dorchester | DT1 2AX

Offers Over £490,000

BEAUMONT  JONES

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We are delighted to offer this bay fronted semi-detached family home with garage and parking located on an idyllic tree lined road within the Manor Park area. The property is in need of some modernisation but offers an abundance of potential with accommodation comprising of a living room, kitchen/diner, utility area, conservatory, downstairs cloakroom, three bedrooms, bathroom, front and rear gardens.

- Semi-Detached Three Bedroom Family Home
- In Need of Modernisation
- Garage and Driveway for Two/Three Cars
- Idyllic Location with Great School Catchment

Full Description

Accommodation

Entrance to the property is through the UPVC front door which leads into the welcoming hallway with doors leading to the main principle rooms, under stair cupboard and stairs rising to the first floor. The south facing bay fronted living room is bright and airy offering plenty of space for furniture and windows allowing floods of light in. The open plan kitchen/diner has a range of eye and base level units, space for washing machine and oven. Sliding door into the conservatory and a door leading into the utility room. In the kitchen/diner there is also a side aspect double glazed window and a under stair larder cupboard with a side aspect double glazed window and a wall mounted combination boiler. In the utility room there is space for a fridge freezer, door leading to the side access and a further door leading to the downstairs WC which comprises of a low level WC, hand wash basin and a rear aspect double glazed window. The multi aspect conservatory makes for a great place to sit and admire the rear garden with a door



On a large plot with mature front and rear gardens.



leading out to the patio area.

Returning to the hallway the stairs rise to the first floor landing, access to the remaining accommodation can be found as well as access to the loft space via the loft hatch. The master bedroom is a generously sized bay fronted room with built in wardrobes and plenty of space for bedroom furniture. Bedroom two is also a great sized double with a rear aspect double glazed window overlooking the rear garden, built in wardrobe and space for bedroom furniture. Bedroom three is a good sized single with a rear aspect double glazed window. The family bathroom is fully tiled around comprising of a bath with shower over head, low level WC, hand wash basin and a front aspect double glazed window.

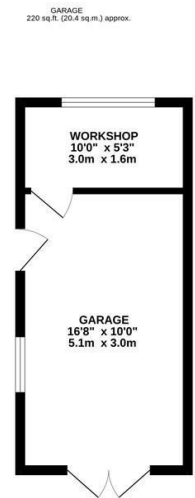
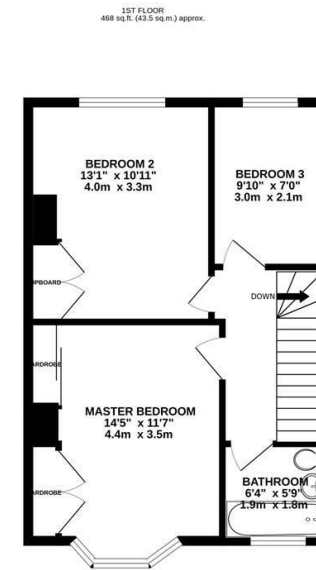
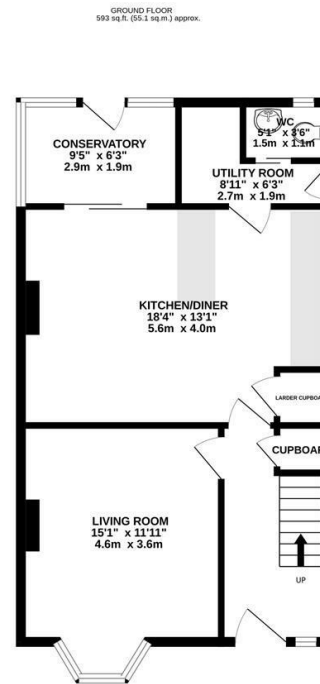
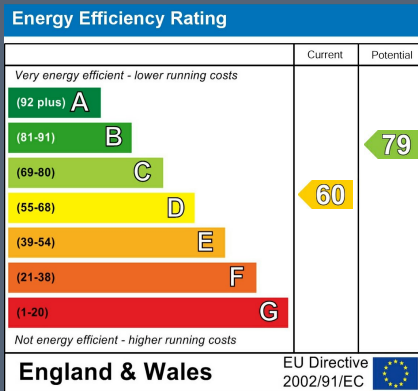
To the front of the property the mature gardens are mostly laid to lawn with mature shrubs and flowers, the driveway has space for two/three cars. The garage has been partitioned to create a workshop space, there is light and power in both sections. Side access leads around to the great sized fence enclosed rear garden which is mostly laid to lawn with patio steps leading to the patio area which is currently set up with tables and chairs as it is the perfect spot for enjoying the sunshine. There is also a patio area abutting the property.

Perfectly located on the outskirts of Dorchester town centre in the popular area of Manor Park within excellent school catchment to Thomas Hardy, only a short walk from local amenities including a bakery and convenience stores. Dorset county hospital, local doctors surgery and train stations are also within walking distance.

Rating Authority: - Dorset Council. Council Tax Band D. Services: - Mains gas, electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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