



Instinct Guides You



## Warmwell Road, Dorchester, DT2 8BS Guide Price £450,000

- LONG Tandem Garage nearly 50 Feet
- Moreton Train station LONDON TO WATERLOO LINE
- Local Shop Nearby
- Four Bedrooms
- Annex Potential
- Large Plot
- Two Bathrooms
- Fantastic Village Location
- Detached Bungalow
- No Onward Chain



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



No onward chain, part refurbished bungalow sits on a generous plot. This home features a new contemporary kitchen, two bathrooms, and four generously sized double bedrooms. Set back on a spacious plot with a FIFTY FOOT tandem garage, off-road parking for two vehicles, and private front and rear gardens.

Inside, the layout is both practical and inviting. To the left of the entrance, you're welcomed into a light-filled lounge complete with a feature fireplace, creating a warm and welcoming focal point. Further down the hallway on the left is the refurbished kitchen, finished to a high standard with stylish modern units.

Straight ahead is the main family bathroom with quality fixtures and a clean, contemporary finish. To the right of the front door lies the largest of the four double bedrooms, boasting excellent natural light. Beyond this are three further well-proportioned double bedrooms, two of which enjoy double doors leading directly onto the large rear garden. A shower room is conveniently located between the bedrooms.

This property boasts a generously sized tandem garage offering excellent potential for conversion into a bespoke workshop. There is ample room for OVER two vehicles parked in line. With power and lighting already in place, the garage could be easily adapted to suit a variety of needs.

Crossways boasts a strong sense of community with a well-regarded primary school, village hall, and a variety of local amenities such as a post office, shop, and doctor's surgery. For those commuting, Moreton railway station is just half a mile away, providing direct links to Dorchester and LONDON.

**Lounge 15'7" x 9'11" max (4.77 x 3.04 max)**

**Kitchen 14'5" x 9'6" max (4.41 x 2.91 max)**

**Bedroom One 16'2" x 10'0" (4.94 x 3.06)**

**Bedroom Two 13'8" x 10'10" (4.17 x 3.31)**

**Bedroom Three 13'8" x 9'11" (4.17 x 3.03)**

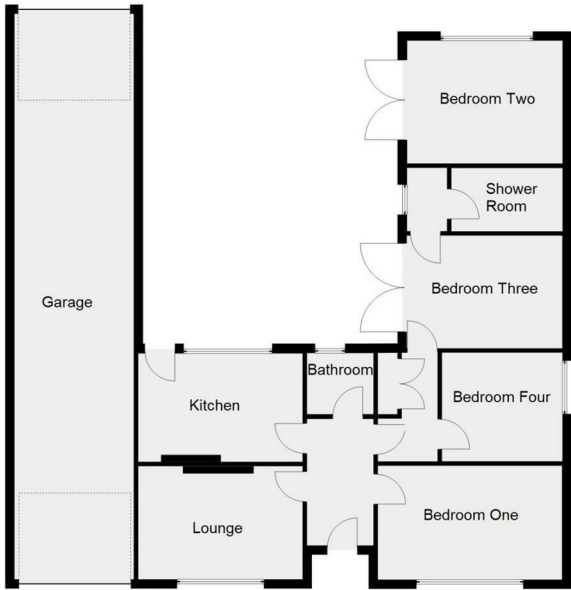
**Bedroom Four 10'7" x 9'6" (3.23 x 2.92)**

**Bathroom 6'7" x 5'4" (2.01 x 1.64)**

**Shower Room 9'9" x 5'6" (2.98 x 1.70)**

**Garage 49'10" x 10'3" (15.20 x 3.13)**





| Energy Efficiency Rating                    |  | Current                                                                             | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                     |           |
| (92 plus) <b>A</b>                          |  |                                                                                     | <b>83</b> |
| (81-91) <b>B</b>                            |  |                                                                                     |           |
| (69-80) <b>C</b>                            |  |                                                                                     |           |
| (55-68) <b>D</b>                            |  |                                                                                     |           |
| (39-54) <b>E</b>                            |  |                                                                                     |           |
| (21-38) <b>F</b>                            |  | <b>57</b>                                                                           |           |
| (1-20) <b>G</b>                             |  |                                                                                     |           |
| Not energy efficient - higher running costs |  |                                                                                     |           |
| England & Wales                             |  | EU Directive 2002/91/EC                                                             |           |
|                                             |  |  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                            |                                                                                     |
| (81-91) <b>B</b>                                                |  |                            |                                                                                     |
| (69-80) <b>C</b>                                                |  |                            |                                                                                     |
| (55-68) <b>D</b>                                                |  |                            |                                                                                     |
| (39-54) <b>E</b>                                                |  |                            |                                                                                     |
| (21-38) <b>F</b>                                                |  |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                            |                                                                                     |
| England & Wales                                                 |  | EU Directive<br>2002/91/EC |  |