



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



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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)

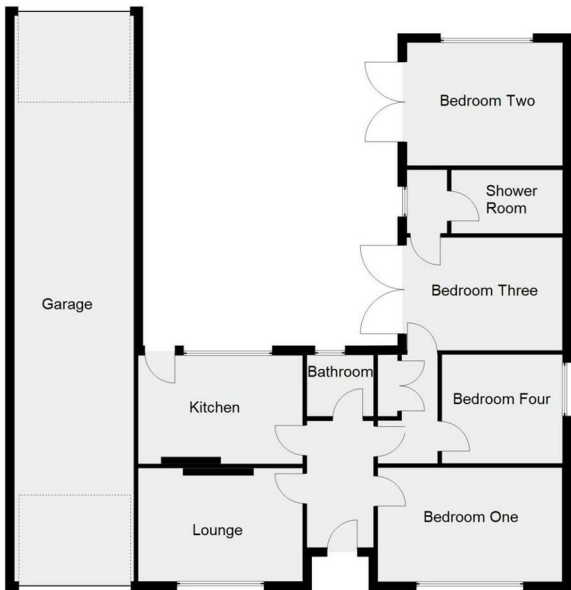
Bedroom Four 10'7" x 9'6" (3.23 x 2.92)

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) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	57
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

