

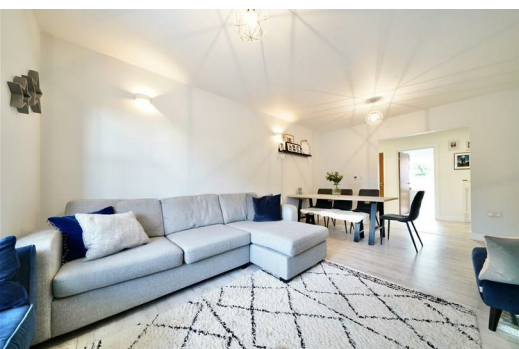


Instinct Guides You



Warmwell Road, Dorchester, DT2 8BS Offers In Excess Of £340,000

- Modern Three Bedroom Family Home
- Off Road Parking
- Low Maintenance Rear Garden
- Ground Floor Cloakroom
- Spacious Living Room With Feature Box Window
- Very Well Presented
- Close To A Range Of Country Walks
- Close To Schools & Amenities



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Mowlam Tominey are delighted to present this well-appointed three-bedroom family home, featuring off-road parking, an enclosed rear garden, and stylish contemporary interiors throughout.

Set back from the road by an attractive frontage, the property welcomes you with a thoughtfully designed layout. The bright and welcoming hallway seamlessly connects the ground floor areas, with a spacious understairs cupboard providing excellent storage and practicality.

At the front of the home, a well-proportioned lounge diner offers a comfortable and inviting space, enhanced by a striking box bay window that serves as a focal point while beautifully illuminating the room.

At the rear, the kitchen effortlessly blends indoor and outdoor living, creating an ideal space for entertaining and family gatherings. The kitchen is well-equipped with a range of fitted units and integrated appliances, while a generous cupboard offers versatility as a pantry or compact utility area, complementing the room's functionality.

Ascending to the first floor, you'll find three well-designed bedrooms and a modern family bathroom. Bedroom one is generously proportioned, offering ample space for furnishings, while bedroom two provides another comfortable double room. Bedroom three is a versatile single, perfect for a child's room, home office, or guest space. The bathroom has been finished to a high contemporary standard, ensuring both style and practicality.

Outside the garden offers an attractive low maintenance garden enclosed by fencing and benefiting from side access. The garden has a westerly aspect and a patio offers a perfect space to entertain before continuing to an artificial lawn and gravel area complete with storage.

Lounge/Diner 19'8" max x 10'11" (6.01 max x 3.34)

Kitchen 11'10" x 8'10" max (3.62 x 2.70 max)

W/C 5'8" x 3'10" (1.74 x 1.19)

Bedroom One 12'6" max x 11'0" (3.82 max x 3.36)

Bedroom Two 12'9" max x 7'1" (3.91 max x 2.16)

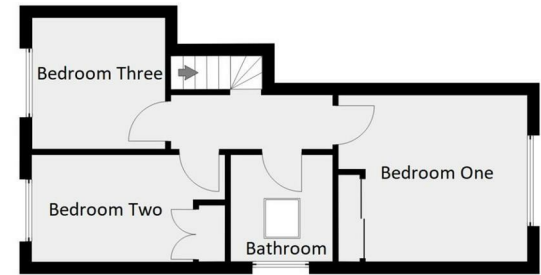
Bedroom Three 8'9" x 8'8" (2.69 x 2.65)


Bathroom 7'0" x 6'9" max (2.15 x 2.06 max)

Management Costs & Fee's

The vendor informs us there is a £15pcm charge for the upkeep of communal grounds on the new build development.





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