

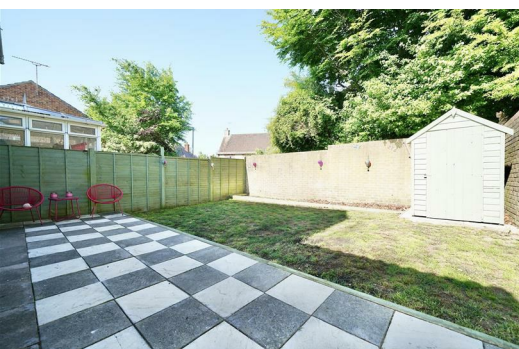


Instinct Guides You



Highgrove Close, Dorchester, DT1 2SG £290,000

- Westerly Garden
- Cul-De-Sac Setting
- Two Reception Rooms
- Patio Doors To Garden
- Extended Accommodation
- Walking Distance to Schools
- Off-Road Parking
- Easy Access to Major Roads Leading to Poole, Bournemouth and Southampton



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With a WESTERLY GARDEN, this beautifully presented, EXTENDED SEMI-DETACHED home offers bright and spacious living across two floors. Key features include TWO RECEPTION ROOMS, a bright kitchen, LARGE BEDROOMS, LOW-MAINTENANCE GARDEN, and OFF-ROAD PARKING.

Upon entering through the front door, it leads directly into a generously sized living room with neutral décor and ample natural light from the large front-facing window. This space comfortably accommodates lounge furnishings and flows effortlessly into the kitchen through an internal door.

The kitchen, fitted with sleek white cabinetry, contrasting countertops, and French doors enhancing the light, airy feel of the space. Attached to the kitchen is the separate dining area featuring patio doors opening onto the rear garden, allowing easy access to outdoor entertaining during warmer months.

Upstairs, the landing connects two well-proportioned bedrooms and the family bathroom. Bedroom two is spacious and overlooks the rear garden. Bedroom one provides ample room for a double bed along with additional furnishings. The bathroom is stylishly finished with a modern suite including a bathtub with shower overhead, wash basin and WC, complemented by tiled walls and a window for ventilation.

Featuring a large lawned area, the westerly rear garden also has a checkerboard-style paved patio. To the side, a driveway provides off-road parking.

This attractive home offers a well-balanced layout, bright interiors, and a convenient location suited to a variety of needs.

Living Room 14'7" max x 12'8" max (4.47 max x 3.87 max)

Kitchen 12'8" x 8'4" (3.87 x 2.55)

Dining Room 16'4" x 8'6" (4.98 x 2.6)

Bedroom One 12'8" x 9'3" (3.87 x 2.83)

Bedroom Two 9'8" x 7'6" (2.96 x 2.3)

Bathroom





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (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 | | | |
| (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 | |