



Instinct Guides You



Warmwell Road, Dorchester, DT2 8BS £425,000

- Substantial Plot Size
- Spacious Four Bedroom Bungalow
- Ample Driveway Parking & Garage
- Open Plan Lounge / Diner
- Close To Amenities - Train Links & Shops
- Conservatory
- Versatile Accommodation
- Crossways, Dorset



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Mowlam Tominey are proud to offer this superb detached bungalow set within a generous mature plot. The home boasts ample parking, a versatile layout and open plan lounge/diner with beautiful garden views.

The front garden sets the property back from the road superbly and offers excellent privacy. A sweeping driveway provides generous off-road parking, complemented by a carport and a single garage. The neatly lawned garden features a small box border, which extends along the side of the home, leading to gated access to the rear garden.

Once inside the property offers generous and adaptable accommodation throughout. Entry is via a welcoming porch into the main hallway, which provides practical storage. The well-appointed kitchen features a comprehensive range of cabinetry with space for appliances and the room enjoys pleasant views into the front garden.

An opening leads to a front-facing study or optional fourth bedroom, ideal for flexible living. A separate cloakroom room adjacent offers functionality.

To the rear, a spacious open plan lounge/diner enjoys excellent proportions with ample room for a range of furnishings and offers versatility in layout & garden views. Double doors open into a rear aspect conservatory, perfectly positioned to take in the tranquil garden outlook.

In addition the property also includes three comfortable bedrooms, a modern family shower room, and a separate cloakroom for added convenience.

A stand out feature of the property is the generous plot size and substantial rear garden. A patio adjoins the house offering a perfect place to entertain before extending to a pond with striking mature plants. A large lawn is bordered by mature trees that's runs to a variety of fruiting trees at the rear.

Agents Comments - Please be aware there is a small substation on the grounds situated in the front left of the front garden.

- Living / Dining Room 24'2" max 17'10" max (7.39 max 5.45 max)**
- Kitchen 11'2" x 7'10" (3.41 x 2.40)**
- Bedroom One 14'10" max x 9'10" max (4.53 max x 3.02 max)**
- Bedroom Two 14'9" max x 9'10" max (4.51 max x 3.02 max)**
- Bedroom Three 9'10" x 9'10" (3.02 x 3.00)**
- Bedroom Four 9'10" x 6'3" (3.00 x 1.91)**
- Conservatory 14'9" x 13'9" (4.50 x 4.21)**
- Garage 15'11" x 8'10" (4.86 x 2.70)**





Warmwell Road, Crossways, Dorchester, DT2
Approximate Area = 1315 sq ft / 122.1 sq m (excludes carport)
Garage = 142 sq ft / 13.1 sq m
Total = 1457 sq ft / 135.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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	