



Connells

Grosvenor Road
Dorchester



Property Description

Semi-detached and delightful bungalow situated in the sought after Manor Park Area consisting of a light and airy lounge with a bay window looking out to the front, a fitted kitchen/dining room which offers a wide range of wall and base cupboards for storage, two double bedrooms of which one has a wash hand basin and there is a separate shower room. To the front there is ample parking, a gravelled front and side garden for ease and low maintenance. There is access to a workshop which is open into a single garage. To the rear there is a good sized, east facing garden, this consists of various seating areas with multiple raised flower beds with an impressive variety of plants plus a crab apple tree, two wooden sheds, two greenhouses, all fully enclosed. This property also offers huge potential to extend and create the ideal self-contained annex with PLANNING PERMISSION APPROVED P/HOU/2023/00752.

Entrance Hall

Door to the front, wall mounted fuse box, Economy 7 heater, storage cupboard, access to a partially boarded loft space, parquet flooring and doors to the lounge, kitchen, shower room and both bedrooms.

Lounge

16' 5" + window recess x 10' 10" Max (5.00m + window recess x 3.30m Max)
Double glazed bay window to the front and a full height floor to ceiling double glazed window to the side. An open fireplace with tiled surround and mantle, two Economy 7 wall mounted heaters, television aerial socket, parquet flooring and a door to the entrance hall.

Kitchen

14' 3" Max x 11' 11" Max (4.34m Max x 3.63m Max)

Double glazed window through to the workshop. A fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set and tiled splashbacks, integrated eye level electric oven and a separate electric hob with extractor hood over, plumbing and space for washing machine, space for under counter fridge/freezer, wall mounted storage heater, wood effect vinyl flooring, double glazed door to the rear garden and a half glazed door to the entrance hall.

Bedroom 1

12' 9" x 11' 10" into wardrobe (3.89m x 3.61m into wardrobe)

Double glazed window to the front. A double built in wardrobe with mirrored doors and plenty of storage and hanging space. Wall mounted night storage heater, parquet flooring and a door to the entrance hall.

Bedroom 2

11' 11" into wardrobe x 11' 6" (3.63m into wardrobe x 3.51m)

Double glazed window to the rear, a double built in wardrobe with plenty of storage and hanging space, built in vanity unit with wash hand basin inset and a tiled splashback, wall mounted night storage heater, parquet flooring and a door to the entrance hall.

Shower Room

Two double glazed windows to the rear, corner shower cubicle with wall mounted shower, pedestal wash hand basin. WC, partly tiled, vinyl flooring, heated towel rail, wall mounted Dimplex fan heater and a door to the entrance hall.

Workshop And Garage

29' Max x 11' 2" Max (8.84m Max x 3.40m Max)

Double wooden doors to the front, single glazed windows to the side, front and rear and an internal window through to the kitchen. Single glazed door to the side, power and lighting.

Outside Space

Front Garden

There are two large gravelled areas ideal for potted plants with mixed shrub borders. A driveway for ample off road parking which leads to the front on the workshop/garage. A paved pathway leads to the front entrance of the property. There is a bin storage area and an access gate to the rear garden. The garden is fully enclosed with a wall and trellis fencing.

Rear Garden

There is a patio seating area directly to the rear of the property. Steps then lead down to a bricked area perfect for pots with various raised beds with some mature plants and shrubs. There is a Crab Apple tree along with a greenhouse, wooden storage shed and an access gate leading to the side garden. The rear garden is fully enclosed.

Side Garden

A gate from the rear garden leads to the side garden where there is a gravel pathway with plant borders which then leads to the front of the property. There is also a further greenhouse an outside tap and light.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

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Tenure: Freehold



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Property Ref: DCH307679 - 0009