



**Connells**

River Crescent  
Dorchester



### Property Description

Situated in a quiet cul-de-sac in Dorset's county town is this well-presented three double bedroom house, with access to a wide range of amenities including Dorchester Town Centre, train stations and a wide range of pubs, restaurants and shops.

The well presented property benefits from modern fitted kitchen, bathroom and en-suite to the master as well as off-road driveway parking, a generous-sized enclosed rear garden with summer house as well as

### Entrance Hall

Irregular Shaped Room x ( x )

Door to the front, double glazed window to the side, smoke alarm, fuse box, radiator, stairs to first floor with understairs storage and gas combi boiler and doors to the cloakroom, lounge/diner and kitchen.

### Cloakroom

Wash hand basin, WC, radiator, extractor fan and door to the entrance hall.

### Lounge Area

17' 8" Max x 14' 9" Max (5.38m Max x 4.50m Max)

Double glazed patio door to the rear out into the garden, electric feature fireplace, radiator, telephone point, television aerial socket and door to the entrance hall.

### Dining Area

12' 8" x 8' 1" (3.86m x 2.46m)

Double glazed patio doors leading out to the rear garden and door to the kitchen.

### Kitchen

7' 11" x 13' (2.41m x 3.96m)

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces with 1½ bowl sink and drainer in set, electric oven and gas hob with cooker hood over, tiled splashbacks, under cupboard lighting, integrated dishwasher and washing machine, space for dryer and a fridge/freezer, and door to the entrance hall.

### Landing

Stairs from the entrance hall, double glazed window to the side, access to a boarded loft space with light and doors leading to all three bedrooms and bathroom.

### Bedroom 1

12' 8" x 9' 8" (3.86m x 2.95m)

Double glazed window to the rear, fitted wardrobes and cupboards, radiator, television aerial socket, door to the ensuite and door to the landing.

### En Suite

Shower cubicle, wash hand basin, WC, part tiled, radiator, shaver point, extractor fan and door into the bedroom.

### Bedroom 2

13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed window to the front, fitted cupboard, radiator, television aerial socket and door to the landing.

### Bedroom 3

12' 3" + wardrobe recess x 9' 2" (3.73m + wardrobe recess x 2.79m)

Double glazed window to the rear, fitted wardrobe, radiator, television aerial socket and door to the landing.

### Bathroom

Double glazed window to the side, bath with wall mounted shower over, wash hand basin, WC, radiator, shaver point, extractor fan, tiled walls and door to the landing.

## Outside Space

### Front Garden

Gravelled area for parking directly to the front of the property bordered with several shrubs. A wooden gate to the side leads to the rear. There is an outside tap to the side of the property.

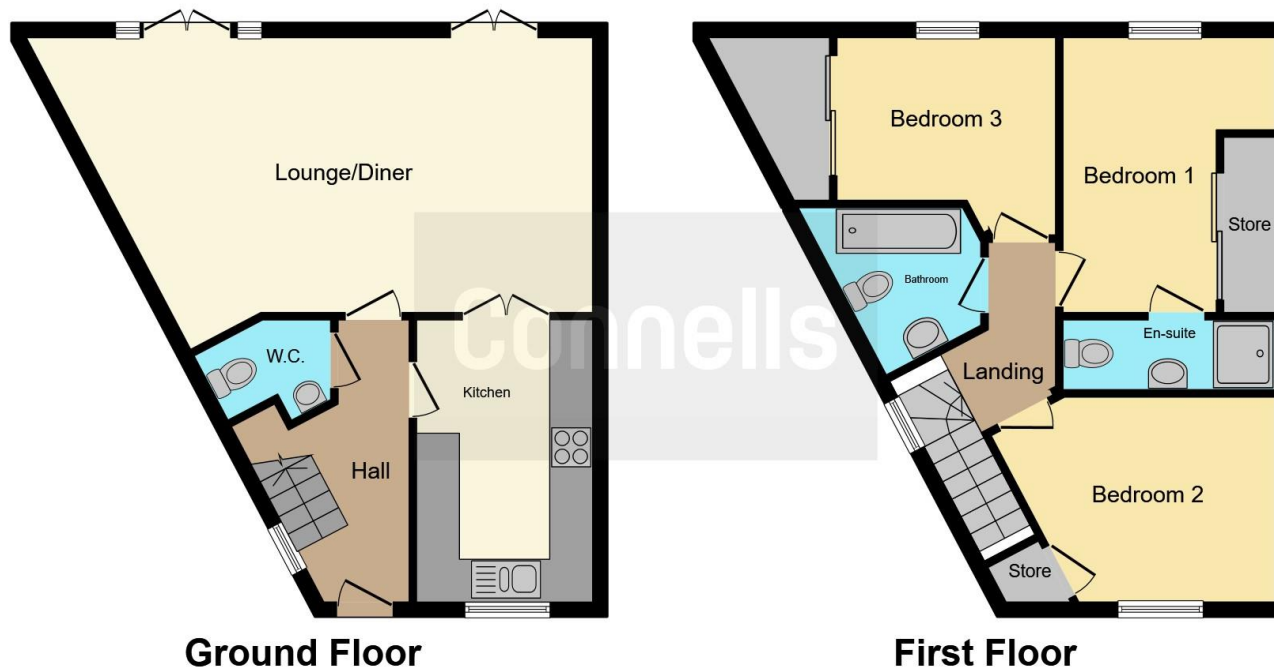
### Rear Garden

A patio area is directly to the rear of the property with direct access from the lounge/dining area. This is perfect for pots and alfresco dining! There is a lawned area with various shrub borders and plants. There is a gravelled seating area also with mature shrubs and plant borders. There is also a storage shed with power and a wooden summerhouse.









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.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH303672](http://connells.co.uk/Property/DCH303672)**



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