



**Connells**

Buckbury Mews  
Dorchester



## Property Description

Situated conveniently in the delightful Thomas Hardy Gardens area of Dorset's County Town of Dorchester, lies this versatile four bedroom town house. The property has been maintained to an incredibly high standard throughout with a new boiler. The accommodation set over three floors, in brief, comprises kitchen, utility, WC, dining room, a study/bedroom and generous conservatory on the ground floor. The first floor is home to a well-proportioned lounge, bedroom and family shower room with two bedrooms on the second floor, the principal of which benefitting from Jack and Jill bathroom. There is also a single garage to the rear, allocated parking and an enclosed rear garden.

### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor with understairs cupboard housing consumer unit and doors leading to the dining room, study, kitchen, utility and cloakroom.

### Ground Floor

#### Study/bedroom 5

9' 11" x 7' 7" ( 3.02m x 2.31m )

Double glazed window to the front, radiator and door to the entrance hall.

#### Dining Room

11' 3" x 10' 4" ( 3.43m x 3.15m )

Double glazed window to the front, radiator and door to the entrance hall.

### Kitchen

13' 1" x 9' 7" ( 3.99m x 2.92m )

Double glazed window to the rear, modern fitted kitchen with wall and base units. Work surfaces with 1½ bowl sink and drainer in set, tiled splashbacks, integrated electric oven and gas hob with cookerhood over, plumbing and space for dishwasher, radiator and door to the entrance hall.

### Utility Room

6' 9" x 5' 6" ( 2.06m x 1.68m )

Cupboards with work surface over and stainless steel sink and drainer in set. Tiled splashbacks, plumbing and space for washing machine, door into the entrance hall and double glazed door out to the conservatory.

### Conservatory

13' 11" x 10' 8" ( 4.24m x 3.25m )

Brick built, with double glazed windows to each side, under floor heating, power, large double glazed sliding door out to the rear garden and door to the utility room.

### Cloakroom

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

## First Floor

### First Floor Landing

Stairs from the entrance hall double glazed window to the rear, cupboard housing central heating boiler, radiator and doors to the lounge, bedroom 2 and shower room. Stairs then continue up to the second floor.

### Lounge

14' 10" x 14' 9" ( 4.52m x 4.50m )

Two double glazed windows to the front, feature fireplace with surround and gas fire in set, wall lights, telephone point, television aerial socket, two radiators and door to the landing.

### Bedroom 2

13' 5" x 9' 10" ( 4.09m x 3.00m )

Double glazed window to the front, built in wardrobe, radiator and door to the landing.

### Shower Room

Double glazed window to the rear, walk in shower cubicle with wall mounted shower, fitted vanity unity with wash hand basin in set, WC, part tiled walls, radiator, extractor fan and door to the landing.

### Second Floor Landing

Stairs from the first floor landing, two double glazed skylights, airing cupboard, radiator and doors to bedrooms 1 and 3 and the Jack and Jill bathroom.

### Bedroom 1

13' 11" x 12' 3" ( 4.24m x 3.73m )

Double glazed window to the front, built in wardrobes, radiator, door to the bathroom and door to the second floor landing.

### Bedroom 3

14' 9" x 11' 2" ( 4.50m x 3.40m )

Double glazed window to the front, built in walk in wardrobe, radiator and door to the second floor landing.

### Jack & Jill Bathroom

Double glazed skylight, free standing bath tub, fitted vanity unit with wash hand basin in set, WC, part tiled, radiator, extractor fan and doors to bedroom 1 and the second floor landing.

### Outside Space

#### Rear Garden

A paved patio area is directly to the rear of the property accessible from the large sliding door of the conservatory. This area is perfect for alfresco dining and entertaining! There is then a paved pathway leading to a rear gate which allows access to the garage. To one side of the path is an area laid to lawn and a timber storage shed and on the other side is an area laid with shingle, perfect for pots. The garden is fully enclosed.

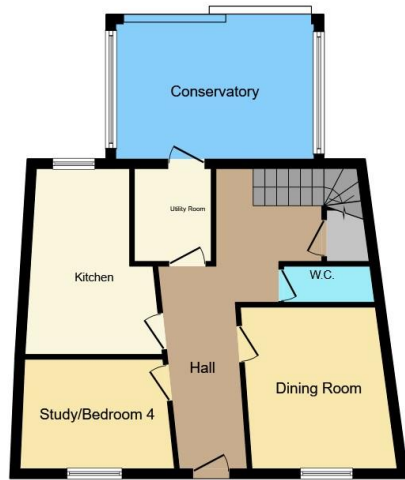
#### Parking

There is a garage in a block to the rear of the property (18" x 9") which can be accessed from the gate in the rear garden.





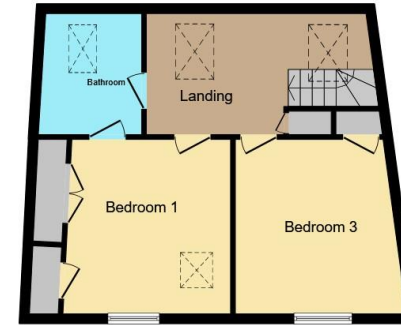




**Ground Floor**



**First Floor**



**Second Floor**

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**

**view this property online [connells.co.uk/Property/DCH308352](http://connells.co.uk/Property/DCH308352)**

Tenure: Freehold



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