



**Connells**

Moynton Road  
Dorchester



## Property Description

This superb light and airy home offers well planned living space, comprising; dual aspect living room with

French doors leading to the garden. Kitchen with access to separate dining room and conservatory. Three

double bedrooms, one en-suite, and a family bathroom. Ground floor cloakroom and hallway storage.

Mains gas central heating and UPVC double glazing.

PLUS detached single garage, additional driveway parking for 2-3 cars and fully enclosed garden.

Unusually for a modern property, there is scope to extend, subject to the necessary permissions.

Viewing comes highly recommended for this property and all it has to offer.

## Entrance

Established planting to front garden areas. Canopy porch with light.

## Entrance Hall

Leading to living room, dining room, kitchen and cloakroom. Understairs storage.

## Cloakroom

Obscure window to rear, WC and hand basin with lever taps.

## Living Room

18' 1" x 11' 2" ( 5.51m x 3.40m )

Dual aspect with window to the front and French doors to the rear garden. Wall lights. Multi-fuel stove.

## Dining Room

11' 4" x 9' 10" ( 3.45m x 3.00m )

Window to front aspect, opening to kitchen

## Kitchen

11' 4" x 7' 9" ( 3.45m x 2.36m )

Access from entrance hall, opening to the dining room. Door to conservatory and garden. Fitted units with

space for appliances. Washing machine, built-in electric oven with gas hob and extractor, gas boiler

housed in wall unit. 1.5 bowl sink. Window to rear garden aspect.

## Conservatory

10' 5" x 14' 8" ( 3.17m x 4.47m )

Glazed door from the kitchen, Power points, ceiling fan with light, door to garden.

## First Floor

### Landing

Dual aspect windows, loft access, airing cupboard with slatted shelving and housing the hot water tank.

### Bedroom 1

11' 1" x 11' ( 3.38m x 3.35m )

Dual aspect windows to front and side aspect. Door to ensuite shower room.

### Ensuite

Obscure window, shower enclosure, wc and basin. Shaver point with light. Extractor.

### Bedroom 2

11' 4" x 8' 9" ( 3.45m x 2.67m )

Window to rear aspect with distant views to Maiden Castle Iron Age hillfort.

### Bedroom 3

11' 4" x 9' ( 3.45m x 2.74m )

Window to front aspect and fitted wardrobes.

## Bathroom

Obscure window to rear. WC, basin, bath with shower/tap mixer. Extractor. Shaver point with light.

Panelled and tiled.

## Rear Garden

South facing with established planting. Over two levels, landscaped with shingle and paved patio and

seating areas. Securely enclosed with walling and timber fence, with a gate to the parking and garage.

Tap.

## Garage & Parking

17' 9" x 7' 8" ( 5.41m x 2.34m )

Single detached garage with electric up and over door, power and lighting & gated driveway to side of garage, plus additional driveway parking to front of garage for 2 cars









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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