



Connells

Dukes Avenue
Dorchester



Property Description

This beautiful three bedroom town house character property is favourably situated within the popular Fordington area of Dorchester. The property offers a light spacious living area comprising of hallway with access to sitting room and dining room, kitchen, courtyard garden and stairs to the first floor. The first floor comprises of two bedrooms and a nicely decorated family bathroom with access to the main bedroom on the second floor. Entering the property through the beautifully tiled hallway there is a recently refurbished and very stylish reception room with feature fireplace and sash windows. At the end of the hall is an open plan dining room open to a fitted kitchen offering an abundance of natural light from a substantial skylight and window in the kitchen, benefiting from stunning feature fire place this wonderful space offers a modern yet characterful place to relax and entertain, the kitchen is fitted with a range of wall and base units for ample storage. Outside to the rear is a low maintenance courtyard garden, a lovely place for alfresco dining during the warmer months, perfect for pots and room for storage. The walled front garden also offers space for pots.

Entrance Hall

Single glazed door to the front with window above, wooden flooring, radiator, stairs to the first floor landing and doors to the lounge and dining room plus wall mounted and box enclosed consumer unit.

Lounge

11' 9" into bay x 11' 1" max (3.58m into bay x 3.38m max)

Double glazed bay window to the front, fireplace, painted wooden flooring, radiator, telephone point, television aerial socket and door to the hallway.

Dining Room

11' 9" plus recess x 11' 3" plus door recess (3.58m plus recess x 3.43m plus door recess)

Original fireplace for wood/coal with wooden surround and tiled hearth, wooden flooring, radiator, television aerial socket, door to a built in storage cupboard, power points, door to the entrance hall, open to the kitchen and a double glazed door leading out to a private courtyard garden.



Kitchen

9' 4" plus window recess x 7' 5" (2.84m plus window recess x 2.26m)

Open to the dining room for ease with a double glazed Velux window and single glazed window to the rear, fitted kitchen with wall and base units, work surfaces with sink and drainer in set, part tiles walls and tiled flooring, integrated electric fan oven and gas hob and cooker hood over, space for fridge/freezer, space and plumbing for washing machine and tumble drier, spotlights and power points.

Landing

Stairs from the entrance hall, single glazed window to the rear, doors to bedroom's 1 and 3 plus family bathroom and stairs leading up to bedroom 2.

Bedroom 1

14' 6" max x 9' 5" max (4.42m max x 2.87m max)

Single glazed window to the front, radiator, power points, understairs cupboard and door to the landing.

Bedroom 2

12' 1" plus recess x 10' 9" max (3.68m plus recess x 3.28m max)

Situated on the second floor with access via a staircase from the first floor landing with a door leading into the bedroom with a single glazed window to the front, sloped ceilings with storage cupboard, loft access with partial boarding, radiator, television point and power points.

Bedroom 3

9' x 5' 2" (2.74m x 1.57m)

Single glazed window to the rear, radiator, television point, power points and door to the landing.

Bathroom

Door leading from the landing, bath with shower over, wash hand basin with LED mirror above, WC, extractor fan, fully tiled walls and flooring for ease plus heated towel rail.

Outside Space

Rear Garden

To the rear there is a low maintenance westerly facing courtyard garden which is accessed from the dining room and is perfect for pots. This private wall enclosed space is ideal for alfresco dining and has a raised mixed flower bed and an outside tap.

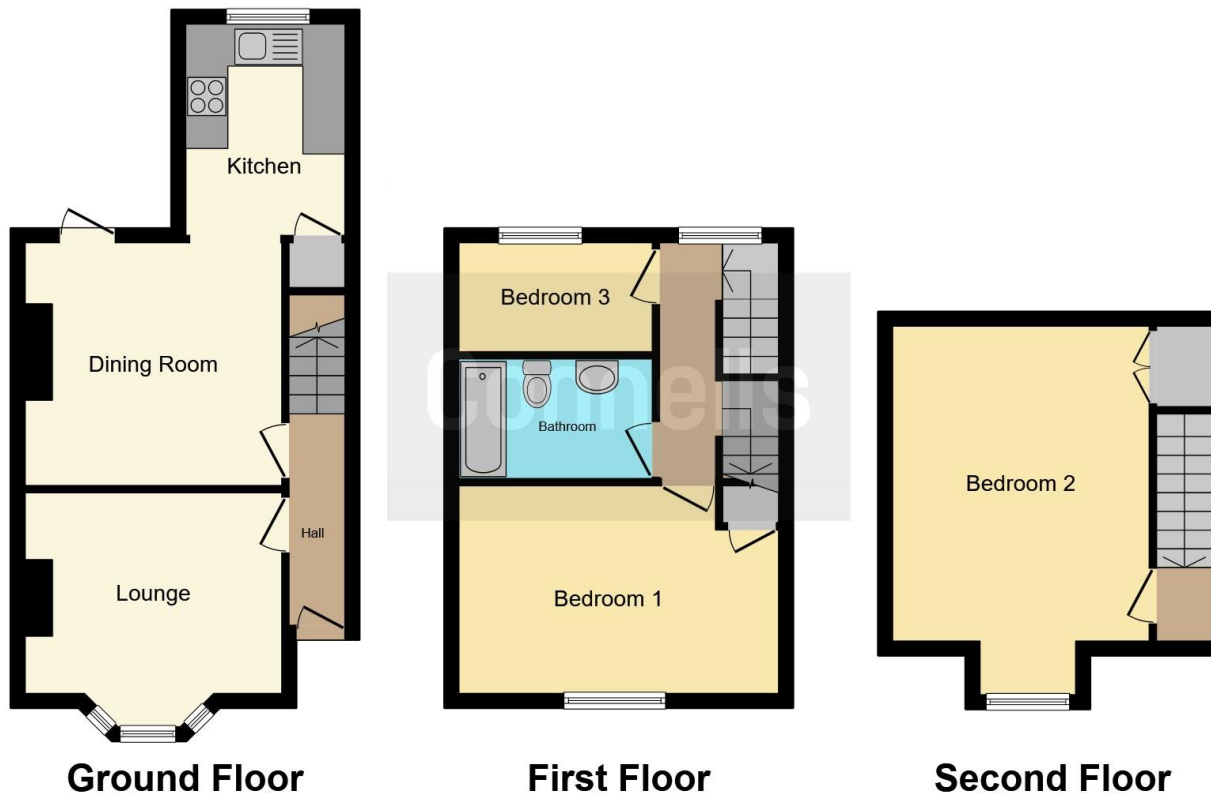
Location

At the heart of Fordington is St Georges Church along with the Green. There is also a cafe, corner shop, deli, fish and chip shop, doctors surgery and Fordington Fields where there is a children's play park all a stones throw from the centre of Dorchester.









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

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