



Connells

Barnes Way  
Dorchester



## Property Description

Situated in a sought after location within Dorchester this detached home is offered to the market with No Onwards Chain.

To the front there is a door leading into a spacious entrance hall where there is a cloakroom for ease plus doors leading to a pleasant dual aspect lounge and a modern fitted kitchen/ dining room. The ground floor benefits from underfloor heating throughout.

Stairs from the entrance hall lead up to the first floor landing where there are doors to Bedroom 1 which offers an en suite, Bedroom 3 and the family bathroom with a further staircase leading to a good sized bedroom 2 which has two velux style windows.

Outside there is a garage, driveway parking plus an enclosed, generous garden to the rear.

This property must be viewed to appreciate all it has to offer, please call to arrange your viewing now.

## Ground Floor

### Entrance Hall

Entrance Hall with a double glazed door and a double glazed window to the front, with the consumer cupboard, stairs leading to the first floor and doors leading to the lounge, kitchen/dining room and the cloakroom.

### Cloakroom

Door leading from the entrance hall to this cloakroom with a WC, a wash hand basin and an extractor fan.

### Lounge

16' 1" x 7' 10" ( 4.90m x 2.39m )

Door leading from the entrance hall, with double glazed windows to both the front and rear aspects, a telephone point and a television aerial socket.

### Kitchen/ Dining Room

16' x 11' 11" ( 4.88m x 3.63m )

Door leading from the entrance hall to an open plan kitchen and dining room.

The kitchen is fitted with a range of wall and base units with worktops over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, plumbing for a washing machine, an integrated dishwasher and the central heating boiler.

With double glazed windows to the front and rear aspects, a telephone point, a television aerial socket and a door leading to the rear garden.

## First Floor

### First Floor Landing

Stairs leading up from the entrance hall, doors leading to the bathroom and to bedrooms one and two, stairs leading to the second floor.

### Bedroom 1

12' 2" x 8' 6" ( 3.71m x 2.59m )

Door from the first floor landing, a double glazed window to the rear, a radiator, a television aerial socket and a door leading to the en suite bathroom.

### Ensuite

Door leading from bedroom 1 to the part tiled en suite bathroom, with a double glazed window to the front aspect, a WC, a wash hand basin, a shower cubicle, a radiator and an extractor fan.

### Bedroom 3

16' 10" x 12' 2" ( 5.13m x 3.71m )

Door leading from the first floor landing, double glazed windows to the front and rear aspects, a radiator and a telephone point.

### Family Bathroom

Door from the first floor landing to a part tiled bathroom consisting of a WC, a wash hand basin, a bath with a shower above, a radiator and an extractor fan.

## Second Floor

### Bedroom 2

16' x 8' 6" ( 4.88m x 2.59m )

Stairs leading up from the first floor, with two double glazed skylights, a radiator and a television aerial socket.

### Outside

#### Garage

19' 1" x 9' 3" ( 5.82m x 2.82m )

A double garage with up and over garage doors and a driveway for the parking of an additional vehicle in front of the garage, with light, power, plumbing for a washing machine and a boarded loft space.

#### Parking

Parking for one additional vehicle on the drive in front of the garage.

#### Garden

Door leading from the kitchen / dining room and a side access gate both leading out to the rear garden, laid to a patio, a lawn and with raised flower beds and a shed. Perfect for a table and chairs for alfresco dining.





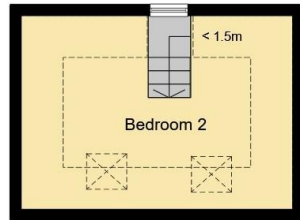




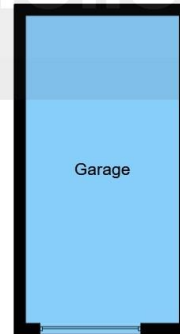
**Ground Floor**



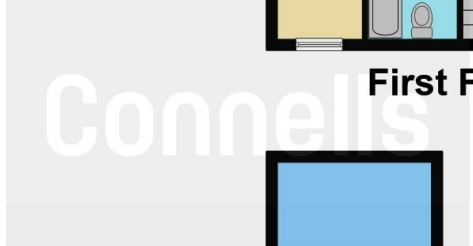
**First Floor**



**Second Floor**



**Garage**



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To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/DCH308692](http://connells.co.uk/Property/DCH308692)**

Tenure: Freehold



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