



**Connells**

Casterbridge Road  
Dorchester



## Property Description

Situated on the ever-desirable Casterbridge Road lies this spacious two bedroom detached property on a spacious plot. The property comprises two generous double bedrooms, bathroom, spacious lounge opening to dining room as well as a galley kitchen and a conservatory. The property further benefits from a garage, large drive for parking and to the rear boasts an incredibly generous and private garden. This property is not to be missed, with viewings strongly advised!

## Ground Floor

### Entrance Porch

Entrance porch with a double glazed door to the side of the property and a door leading to the entrance hall.

### Entrance Hall

A double glazed door leading from the entrance porch, a radiator, a consumer cupboard, a telephone point, doors leading to the dining room, the kitchen / breakfast room, bedrooms 1 and 2, the bathroom and an airing/storage cupboard.

### Dining Room

9' 10" x 8' 3" ( 3.00m x 2.51m )

Door leading from the entrance hall, a double glazed window to the side aspect, a radiator and a doorway leading to the lounge.

### Lounge

16' 10" x 11' 10" ( 5.13m x 3.61m )

Doorway leading from the dining room, double glazed windows to the front and side aspects, a radiator, a gas fire and a television aerial socket.

### Kitchen / Breakfast Room

9' 11" x 18' 8" ( 3.02m x 5.69m )

Door leading from the entrance hall to a part tiled fitted kitchen, with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven with a gas hob and a cookerhood over, plumbing for a washing machine and a dishwasher, the gas central heating boiler, an under counter fridge freezer, a radiator and a larder.

## Conservatory

9' 10" x 8' 10" ( 3.00m x 2.69m )

Doors leading from the kitchen / breakfast room to the conservatory which is of UPVC construction and benefits from a radiator.

## Bedroom 1

13' x 11' 10" ( 3.96m x 3.61m )

Door leading from the entrance hall, with a double glazed window to the rear aspect with a view over the garden, a radiator and a television aerial socket.

## Bedroom 2

9' 11" x 12' 11" ( 3.02m x 3.94m )

Door leading from the entrance hall, with a double glazed window to the front aspect, fitted wardrobes and a radiator.

## Bathroom

Door leading from the entrance hall to a part tiled bathroom with a double glazed window to the side aspect, a WC, a wash hand basin, a bath with a shower over and a radiator.

## Outside

### Cellar

11' 5" x 13' 4" ( 3.48m x 4.06m )

Door leading from the garden to the restricted headroom cellar beneath the rear of the property which also benefits from having power.

## Rear Garden

Doors leading from the conservatory and the kitchen / breakfast room to the rear garden laid with a patio and a lawn, with a range of beds and borders of mature shrubs providing a generous outside space. Also benefiting from a shed, a greenhouse and a tap.

## Garage

17' 5" x 8' 3" ( 5.31m x 2.51m )

A garage with power, lighting, a single glazed door, single glazed windows to the rear and side and an up over garage door.

## Parking

Ample parking for multiple vehicles provided on the driveway to the front of the property.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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)

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/DCH308690](http://connells.co.uk/Property/DCH308690)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308690 - 0007