



**Connells**

Herrington Road  
Dorchester



### Property Description

Situated in Dorchester, the county town of Dorset, lies this substantial 5 bedroom detached house on one of the towns most desirable roads. The property comprises five spacious bedrooms across its first and second floors, the principal of which boasts an en-suite. The ground floor provides a wealth of living accommodation including, spacious kitchen, lounge and sun room which stretches across almost the entirety of the rear of the house. There is also a utility to the rear of the garage; which could easily be converted to create a self-contained annex subject to planning permissions. To the rear the property enjoys a private west-facing aspect.

### Ground Floor

#### Entrance Hall

A double glazed door and a double glazed window to the front aspect, a radiator, an understairs storage cupboard, an additional storage cupboard, stairs leading to the first floor and doors to the lounge, the kitchen / dining room and the cloakroom.

#### Lounge

18' 7" x 11' 11" ( 5.66m x 3.63m )

Door leading from the entrance hall, with a double glazed window to the front aspect, two radiators, a gas fireplace, a television aerial socket and a pair of doors leading to the sun room.

#### Sun Room

13' 3" x 25' 10" ( 4.04m x 7.87m )

A pair of doors from the lounge lead to the magnificent sun room, with a solid wood floor, two skylights, a radiator, a television aerial socket, a doorway leading to the kitchen / dining room, a double glazed window to the rear aspect and double glazed patio doors to the side aspect leading onto the rear garden.

#### Kitchen / Dining Room

18' 10" x 10' 10" ( 5.74m x 3.30m )

A door leading from the entrance hall, with a doorway to the sun room and a hallway to the side that leads to the utility and the garage, with a range of wall, base and drawer units with a tile splashback, ceiling and wall unit downlights, a stainless steel sink and space for a dining table.

#### Cloakroom

A door from the entrance hall to the cloakroom with a WC, a wash hand basin, a radiator, a double glazed window to the side aspect and the gas boiler which we are advised was renewed 2 years ago.

#### Hallway

With a door on the front aspect, a door leading to the kitchen / dining room, a door to the utility room and a door to the rear garden.

#### Utility Room

13' 1" x 7' 4" ( 3.99m x 2.24m )

With a door leading from the hallway with a range of wall and base units, a stainless steel sink and drainer, a double glazed window to the rear aspect, plumbing for a washing machine and a dishwasher and a door to the rear of the garage.

## First Floor

### First Floor Landing

First Floor landing has stairs leading up from the ground floor and stairs leading up to the second floor with doors leading to the family bathroom and bedrooms 1,2,3 and 4.

### Bedroom 1

12' 5" x 10' 11" ( 3.78m x 3.33m )

Door leading from the first floor landing with a double glazed window to the rear aspect, a radiator and fitted wardrobes.

### Bedroom 2

10' 11" x 8' 8" ( 3.33m x 2.64m )

Door leading from the first floor landing and with a double glazed window to the rear aspect.

### Bedroom 3

8' 8" x 10' 10" ( 2.64m x 3.30m )

Door leading from the first floor landing and with a double glazed window to the rear aspect, a radiator and a built in wardrobe.

### Bedroom 4

10' 11" x 6' 10" ( 3.33m x 2.08m )

Door leading from the first floor hallway and with a double glazed window to the front aspect and a radiator.

### Bathroom

Door leading from the first floor landing to the part tiled family bathroom, with a WC, a wash hand basin, a bath with a shower above, an airing cupboard, a radiator and double glazed windows to the front and side aspects.

### 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.

## Second Floor

### Bedroom 5

15' 6" x 10' ( 4.72m x 3.05m )

Stairs leading from the first floor landing lead to the principal bedroom with two double glazed skylights to the rear aspect, storage to the eaves, a built in wardrobe, a radiator and a door to the en suite bathroom.

### En Suite To Bedroom 5

Door leading from the principal bedroom with a WC, a wash hand basin, a shower cubicle, a radiator and a double glazed skylight to the rear aspect.

### Outside

#### Front Garden

A block paved drive leads to the property and the single garage, with a lawn to the right hand side with a mature shrub border and with ample parking space for 3 cars.

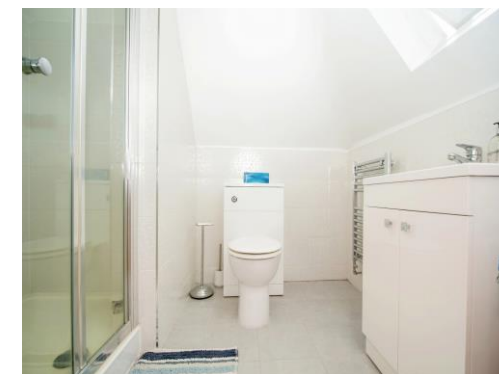
#### Rear Garden

Patio doors leading from the sun room and a door from the hallway on the side lead onto the substantial and enclosed rear garden. A patio allows for seating and the large lawn and borders of mature shrubs provides an idyllic outdoor space that includes a summerhouse to the rear of the garden.

### Garage

19' 8" x 8' 3" ( 5.99m x 2.51m )

A single garage is accessed from the block paved driveway to the front of the property and benefits from an electric up and over garage door with power, light and the consumer boards within and with a door to the rear that leads to the utility room.









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

3 High West Street  
 DORCHESTER DT1 1UH

**EPC Rating: Awaited**

Tenure: Freehold

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