



**Connells**

Shaston Crescent  
Dorchester





## Property Description

Situated in the highly sought after Manor Park area lies this three bedroom home. The property comprises three generous bedrooms and family bathroom on the first floor. The ground floor is home to spacious lounge, dining room, kitchen, utility and access to garage. The property boasts a generous plot with lawn front, side and rear as well as driveway parking. The property is offered to the market with no onward chain.

## Ground Floor

### Entrance Hall

A double glazed front door leads to the entrance hall with a double glazed window to the front aspect, a radiator, an understairs cupboard, stairs leading to the first floor and doors leading to the lounge and the kitchen.

### Lounge

13' 7" x 11' 11" ( 4.14m x 3.63m )

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a gas fire in a fireplace, a television aerial socket and a pair of doors which lead into the dining room.

### Dining Room

8' 11" x 10' ( 2.72m x 3.05m )

A pair of door lead from the lounge into the dining room with a radiator, double glazed patio doors leading onto the rear garden and sliding doors leading into the kitchen.

### Kitchen

9' 3" x 9' 11" ( 2.82m x 3.02m )

Doors lead from the entrance hall and the dining room into the fitted kitchen with a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, a double glazed window to the rear aspect. a radiator, plumbing for a washing machine and space for a cooker and a fridge freezer.

### Utility

7' 10" x 5' 10" ( 2.39m x 1.78m )

Doors from the kitchen and the rear of the garage lead into the utility room with double glazed windows to the rear aspect and a door which leads onto the rear garden.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with a double glazed window to the side aspect and doors that lead to the Shower room, the cloakroom and to bedrooms 1, 2 and 3.

### Bedroom 1

17' 10" x 10' 4" ( 5.44m x 3.15m )

A door leads from the first floor landing into bedroom 1 with a double glazed window to the front aspect, a radiator and built in wardrobes.

### Bedroom 2

10' 10" x 7' 11" ( 3.30m x 2.41m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect and a radiator.

### Bedroom 3

9' 5" x 7' 11" ( 2.87m x 2.41m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the front aspect and a radiator.

### Wet Room

A door from the first floor landing leads into the wet room with a shower, a wash hand basin, a radiator, the gas combi boiler and a double glazed window to the rear aspect.

### Cloakroom

A door leads from the first floor landing into the cloakroom with a WC and a double glazed window to the rear aspect.

### Outside Space

### Garage

17' 2" x 7' 10" ( 5.23m x 2.39m )

A driveway leads to the single garage with an up and over garage door, single glazed windows to the front and rear aspects, the consumer board, the meters, the fusebox and with a rear door leading into the utility room.

### Rear Garden

Doors from the dining room and the utility room lead onto the generous rear garden which is mainly laid to lawn with a paved patio area.















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**EPC Rating: D**

Tenure: Freehold

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