



Connells

Weatherbury Way
Dorchester

Property Description

Situated in the highly sought after Manor Park area of Dorchester lies this three bedroom home. The property boasts three generous bedrooms and family bathroom on the first floor. While the ground floor enjoys a generous dual aspect lounge open to dining room, conservatory, utility, kitchen, reception room/4th bedroom and W.C. There is the added bonus of ample driveway parking with side access to the substantial south-facing rear garden.

Ground Floor

Entrance Porch

The front door leads into the entrance porch with a door leading into the entrance hall.

Entrance Hall

A door leads from the entrance porch into the entrance hall with a radiator, a telephone point, stairs to the first floor, understairs cupboards and doors leading to the lounge and the kitchen.

Lounge

13' 7" x 11' 10" (4.14m x 3.61m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator, satellite television, an electric fire set into a fireplace surround and an archway into the dining room.

Dining Room

10' 5" x 8' 10" (3.17m x 2.69m)

An archway leads from the lounge into the dining room with a radiator and a pair of double glazed patio doors that lead into the conservatory.

Conservatory

10' 1" x 6' 9" (3.07m x 2.06m)

A pair of double glazed patio door lead from the dining room into the conservatory, with windows to the rear and side aspects and a door leading out onto the rear garden.

Kitchen

9' 11" x 9' 2" (3.02m x 2.79m)

A door from the entrance hall leads into the part tiled, fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and a gas hob with a cookerhood over, an integral fridge, plumbing for a dishwasher, a double glazed window to the rear aspect, a storage cupboard and a doorway leading through to the utility room.



Utility Room

8' 8" x 11' 1" (2.64m x 3.38m)

A doorway from the kitchen leads into the utility room with double glazed windows to the rear and side aspects, the central heating boiler, plumbing for a washing machine, space for a tumble dryer and doors leading to the cloakroom, the study and the rear garden.

Reception / 4th Bedroom

16' x 7' 6" (4.88m x 2.29m)

A door leads from the utility room into this reception / 4th bedroom with the consumer cupboard and a double glazed window to the front aspect.

Cloakroom

A door leads from the utility room into the cloakroom with a WC, a wash hand basin and a double glazed window to the rear aspect.

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 leading to the bathroom and all three bedrooms.

Bedroom 1

13' 11" x 10' 2" (4.24m x 3.10m)

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

Bedroom 2

12' x 10' 2" (3.66m x 3.10m)

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

Bedroom 3

8' x 7' 8" (2.44m x 2.34m)

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

Bathroom

A door leads from the first floor landing into the part tiled bathroom with a WC, a wash hand basin, a bath, a shower cubicle, a radiator, a double glazed window to the rear aspect and loft access.

Outside Space

Front Garden

A block paved driveway leads to the front of the property, with shrub hedging to the front, a gravel area to the left hand side and providing ample parking for multiple vehicles.

Rear Garden

Doors from the conservatory and the utility room lead out onto the substantial, south facing rear garden. Laid with a patio and with low maintenance beds of gravel and pathways. Also benefiting from an outside tap and side access.









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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 Band: D

Tenure: Freehold

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