



Connells

Wyburn Alice Road
Dorchester



Property Description

Situated in the ever-popular Victoria Park area of Dorchester close to a wide range of amenities including; shops, restaurants, schools, sports facilities and Dorset County Hospital. The property has been recently refurbished to a good standard as well as having solar panels fitted and new air source heat pump central heating installed. The property comprises three bedrooms and bathroom on the first floor. The ground floor is home to generous lounge, dining room, modern kitchen, conservatory and WC. There is the added bonus of driveway parking, garage with power and a substantial enclosed rear garden.

Ground Floor

Entrance Porch

The front door leads into the entrance porch with a radiator, a double glazed window to the side aspect and a door leading into the entrance hall.

Entrance Hall

A door from the entrance porch leads into the entrance hall with a double glazed window to the side aspect, a radiator, a telephone point, stairs leading to the first floor and doors leading into the kitchen, the lounge and the dining room.

Lounge

11' 11" max x 14' 6" max (3.63m max x 4.42m max)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, a radiator and a television aerial socket.

Dining Room

12' max x 11' ma (3.66m max x 3.35m ma)

A door leads from the entrance porch into the dining room with a window to the side aspect, an open fireplace, an understairs cupboard, a radiator, a television aerial socket and a double glazed window to the rear aspect into the conservatory.

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m)

A door leads from the entrance hall into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob, plumbing for a washing machine and a dishwasher, space for a fridge freezer, a radiator, a double glazed window to the side aspect, a doorway into the conservatory and a single glazed window to the rear aspect looking into the conservatory.

Conservatory

15' 1" x 5' 2" (4.60m x 1.57m)

A doorway leads from the kitchen into the conservatory which is of a UPVC construction with double glazed windows to the rear and side aspects and doors leading into the cloakroom and out to the rear garden.

Cloakroom

A door leads from the conservatory into the cloakroom with a WC 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, a radiator and doors leading to the bathroom and the three bedrooms.

Bedroom 1

14' 5" x 12' (4.39m x 3.66m)

A door leads from the entrance hall into bedroom with a double glazed window to the front aspect and a radiator.

Bedroom 2

10' 11" x 9' 2" (3.33m x 2.79m)

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

10' 4" x 8' 11" (3.15m x 2.72m)

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

Bathroom

A door leads from the first floor landing into the part tile bathroom with a double glazed window to the side aspect, a WC, a bath, a wash hand basin and an airing cupboard.

Outside Space

Front Garden

The front garden is laid to a lawn and has the air source heat pump.

Rear Garden

A door from the conservatory leads onto the substantial enclosed rear garden which is laid to a patio allowing for ample outdoor seating, a lawn with beds and borders along with a greenhouse.

Garage

A driveway leads to the garage with a pair of doors, power, lighting, plumbing and a single glazed window to the front aspect.

Agents Notes

We are advised the following recent improvements have been made to the property:-

.Ground Source Heat Pump

.Solar Panels

.Property Should be Net Zero with no energy costs

.Kitchen Has been Replaced

.Damp proof course installed

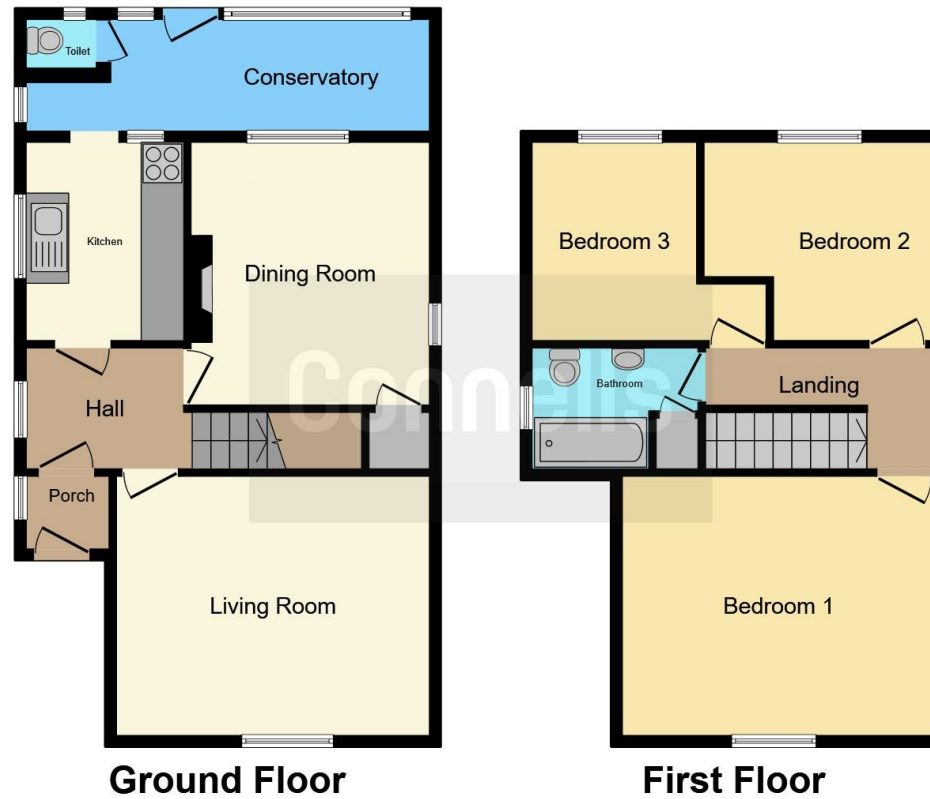
.Painted inside.

Please ask in branch for more information.









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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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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