







### Property Description

Situated in a sought after location within Dorchester this detached chalet bungalow offers generous and versatile accommodation to suit many a buyer. On the ground floor there is an entrance porch with access into a spacious entrance hall with doors leading to a wet room for ease, a study, two bedrooms and into the kitchen. The kitchen is fitted with a variety of wall and base cupboards and offers open plan style living to the sun room and lounge area plus there is access to the outhouse, utility/workshop, garage and garden. Upstairs there are two further double bedrooms and a bathroom. All four bedrooms are double bedrooms. To the front of the property there is the added bonus of a garage and driveway parking, the rear garden is well landscaped with an area laid to lawn, a superb patio seating area and benefits from a south westerly facing aspect. Viewings are highly recommended to appreciate all this property has to offer.

### Ground Floor

#### Entrance Porch

A double glazed front door leads into the entrance hall with a tiled floor and a double glazed door leading into the entrance hall.

#### Entrance Hall

A double glazed door leads from the entrance porch into the entrance hall with a light, a double glazed window to the front aspect, laminate flooring, a radiator, power points, an understairs cupboard, stairs leading to the first floor and doors leading to the study, the wet room, the kitchen, the lounge, and to bedrooms 3 and 4.

### Lounge Area

17' x 10' 11" ( 5.18m x 3.33m )

A door leads from the entrance hall into the lounge area with a gas fireplace, wall lights, a radiator and a television aerial socket. The lounge is open to the sun room and has a door which leads from the lounge into the study.

### Sun Room

32' x 8' 11" ( 9.75m x 2.72m )

The sun room which is open to the lounge has three double glazed windows and two sets of french doors to the rear aspect leading onto to the rear garden. With an insulated glass roof, partly carpeted and laid with vinyl, with four radiators, power points and wall lights. The sun room is open to the kitchen.

### Kitchen

13' 10" x 8' 4" ( 4.22m x 2.54m )

A door leads from the entrance hall into the kitchen which is also open to the sun room. The kitchen comprises of a range of wall and base units with tiled splashbacks and worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an integrated gas oven with a integrated grill above, a 4 ring gas hob with a cooker hood over, power points, a radiator, vinyl flooring and space for a fridge freezer.

### Study

9' 6" x 9' 5" ( 2.90m x 2.87m )

Doors from the entrance hall and the lounge lead into the study with a double glazed window to the side aspect, power points, laminate flooring, a radiator, a television aerial socket and a telephone point.



## Wet Room

7' 11" x 7' 4" ( 2.41m x 2.24m )

A door leads from the entrance hall into the tiled wet room with non slip flooring, a WC, a wash hand basin, a shower on the wall, a radiator, an extractor fan and two double glazed windows looking into the garage.

## Bedroom 3

11' 11" x 11' 11" ( 3.63m x 3.63m )

A door leads from the entrance hall into bedroom 3 with a double glazed window to the front aspect, a radiator, laminate flooring and power points.

## Bedroom 4 / Snug

12' x 10' ( 3.66m x 3.05m )

A door leads from the entrance hall into bedroom 4 / the snug with a double glazed bay window to the front aspect, a radiator, power points and with fitted wardrobes with shelving, hanging rails and which also houses the water softener.

## Out House

A door leads from the sun room into the outhouse which is laid to patio flooring and has a double glazed window to the rear aspect. A door leads from the outhouse into the workshop/utility room and a pair of french doors lead onto the rear garden.

## Workshop / Utility Room

8' 1" x 5' 5" ( 2.46m x 1.65m )

The outhouse leads to the workshop utility and with doors leading into the rear of the garage, with a light, a concrete floor, a single glazed window between the utility and the outhouse, with shelving and spaces for a tumble dryer and a fridge freezer.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with doors leading to the bathroom and to bedrooms 1 and 2. There is a velux window and eaves storage further benefiting from insulation, solar panels and air source heat pump controls.

## Bedroom 1

13' 8" x 10' 3" ( 4.17m x 3.12m )

A door from the first floor landing leads into bedroom 1 with a double glazed window to the side aspect, built in wardrobes with hanging rails and shelving, a radiator, an airing cupboard with the hot water cylinder and controls for the air source heat pump. There is a door into the insulated eaves which houses the battery and a door which leads into the bathroom.

## Bedroom 2

12' x 9' 5" ( 3.66m x 2.87m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the side aspect, a built in wardrobe with hanging rails and shelving, a radiator and power points.

## Bathroom

7' 2" x 6' 5" ( 2.18m x 1.96m )

Doors from the first floor landing and bedroom 1 lead into the part tiled bathroom which comprises of a WC, a wash hand basin, a bath with a shower above, a shaver point with a light, a radiator and a velux window.

## Outside Space Front Garden

A block paved driveway leads to the garage with an area laid to lawn with mature shrubs and trees.

## Garage

19' 9" x 8' 11" ( 6.02m x 2.72m )

The block paved driveway leads to the garage with an electric roller door, double glazed windows to the side aspect and a double glazed window into the wet room with privacy glass. The garage further benefits from power and light and has sliding doors leading to the workshop / utility area.

## Rear Garden

French doors from the sun room and the outhouse lead onto the south west facing rear garden. laid to a patio area with a pergola and on to an enclosed lawn with borders of mature shrubs and trees along with a garden shed and a greenhouse.







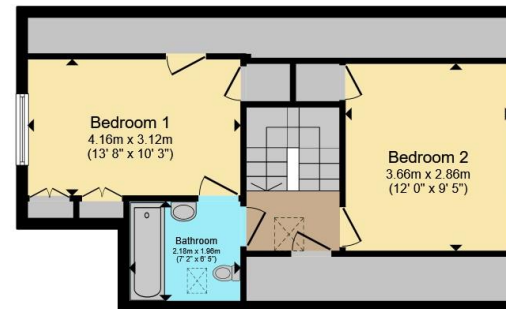








**Ground Floor**



**First Floor**

Total floor area 197.1 m<sup>2</sup> (2,122 sq.ft.) approx

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