



Lime Close, Dorchester, Dorset

A four bedroom detached house with three reception rooms, en suite and integral double garage, conveniently located close to schools, railway stations and town centre.

Guide Price
£595,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

28 Lime Close, Dorchester, Dorset DT1 2HQ

- Detached house
- Four bedrooms
- En suite shower room
- Three reception rooms
- Integral double garage
- Front and rear garden
- No forward chain
- Council tax band F

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

This four-bedroom detached house is delightfully located in Lime Close, a cul-de-sac off one of the county town's most sought-after roads. The property is just a short distance from the town centre and within excellent school catchment areas.

As you walk through the ground floor entrance, you are greeted with a spacious hallway, providing a useful storage cupboard and WC. The hallway leads to the ground floor accommodation, which includes the dining room with a set of double doors through to a comfortable sitting room with double doors leading out to the garden. Additionally, there is a study, perfect for working from home.

The kitchen/breakfast room is to the front of the property with a range of base and wall units. Off the kitchen is the utility room with further storage, space for white goods, and access to the front and rear of the property.

The first floor comprises of four good-sized bedrooms, all of which offer plenty of natural light and three with built-in wardrobes. The main bedroom boasts an en-suite shower room and built-in wardrobes for added convenience. All

bedrooms offer an exciting opportunity for new owners to add their personal touch to the property. Additionally, the property features a family bathroom with a modern suite comprising of a bath, washbasin and W.C.

Outside

Externally, the property has an enclosed rear garden, with a patio area, lawn and borders stocked with mature shrubs. The front garden features a well-maintained lawn and borders. The driveway leads to the integral double garage which is accessible via an electric up and over door and provides ample space for vehicles and additional roof storage.

Situation

This property is situated in Lime Close, a cul-de-sac just off one of the County Town's most sought after roads, just a short walk from the town centre, Dorset County Hospital and both South and West train stations.

The town provides a comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas including Brewery Square development with its variety of shops and restaurants

centred around a fountain square.

The house falls within the catchment area of a number of highly regarded schools. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross channel ferries at Poole.

Services

Mains gas, electricity, water and drainage.
Gas fired central heating system.

Broadband - Ultrafast speed available
Mobile - It is reported that you are likely to have mobile coverage (<https://checker.ofcom.org.uk/>)

Local Authority

Dorset Council
01305 251010 and www.dorsetcouncil.gov.uk

Council tax band F
EPC: D

Directions

From the Top O' Town roundabout, take the exit onto Albert Road. Continue along the road, bearing left into Cornwall Road. At the traffic lights proceed straight over, into Maumbury Road, and at the next set of traffic lights turn right into Weymouth Avenue. Proceed along Weymouth Avenue, taking the second right into Queens Avenue. Proceed along the road and take the first left-hand turn into Lime Close. After a short distance, the property will be on your left-hand side.

What3Words///croustons.combines.gems

Lime Close, Dorchester

Approximate Area = 1719 sq ft / 159.7 sq m
Garage = 272 sq ft / 25.3 sq m
Total = 1991 sq ft / 185 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	66
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 995280



Dorchester/ATR/07.05.24

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