

Symonds
& Sampson



Diggory Crescent, Dorchester, Dorset

44 Diggory Crescent

Dorchester
Dorset DT1 2SP



- Detached house
- Three bedrooms
- Low maintenance rear garden
 - Garage and parking
- Close to schools and amenities
 - No forward chain

Guide Price £450,000

Freehold

Dorchester Sales
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THE DWELLING

A modern, three bedroom detached house built circa 2002, situated in a quiet corner of Thomas Hardy Gardens within easy reach of schools and the town centre.

ACCOMMODATION

The house welcomes you with a spacious hallway that gives access to all the principal rooms and a ground floor WC.

The kitchen is has a range of wall and base units, offering ample storage, complemented by work surfaces and a tiled splashback. It features an integrated electric oven with a four-ring gas hob and space for additional white goods.

The sitting/dining room is a good size and includes a feature fireplace, as well as a rear window that allows natural light to fill the space. French doors lead into the conservatory.

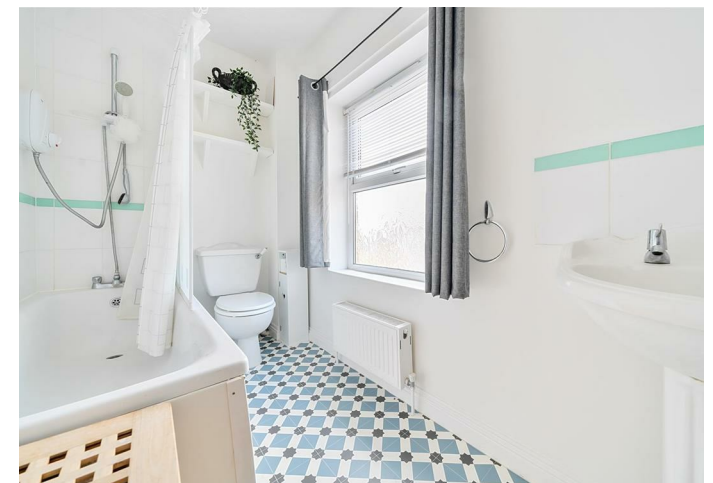
The conservatory features wood-effect flooring throughout, with front and side aspect windows that provide abundant natural light. Another set of French doors offers access to the decking area/garden.

Returning to the entrance hall and stairs lead to the first floor, where you will find three bedrooms and the family bathroom. All bedrooms are doubles, with bedrooms one and two also benefit from fitted wardrobes.

The family bathroom is fitted with a suite that includes a panel-enclosed bath with an overhead shower, a WC, and a wash hand basin.

OUTSIDE

The house enjoys an enclosed rear garden, primarily laid to lawn with a decked area, ideal for alfresco dining. Additional benefits include a single garage with an electric up-and-over door and two allocated parking spaces for off-road parking



SITUATION

Thomas Hardye Gardens is located to the south of Dorchester town. This property falls within the catchment area of a number of highly regarded schools including Thomas Hardye, St. Osmonds and Dorchester Middle schools together with Chipmunks the nearby nursery school.

The town centre is within a short distance, providing a good range of shops, restaurants and facilities. Supermarkets include Waitrose, Tesco and Sainsbury's. The Dorset County Hospital is nearby and there are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There is a main line train station to London (Waterloo) and also to Bristol.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

what3words///limes.clockwork.download



SEVICES

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

Broadband - Ultrafast speed available
Mobile - You are likely to get mobile coverage both indoors and outdoors
(<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>



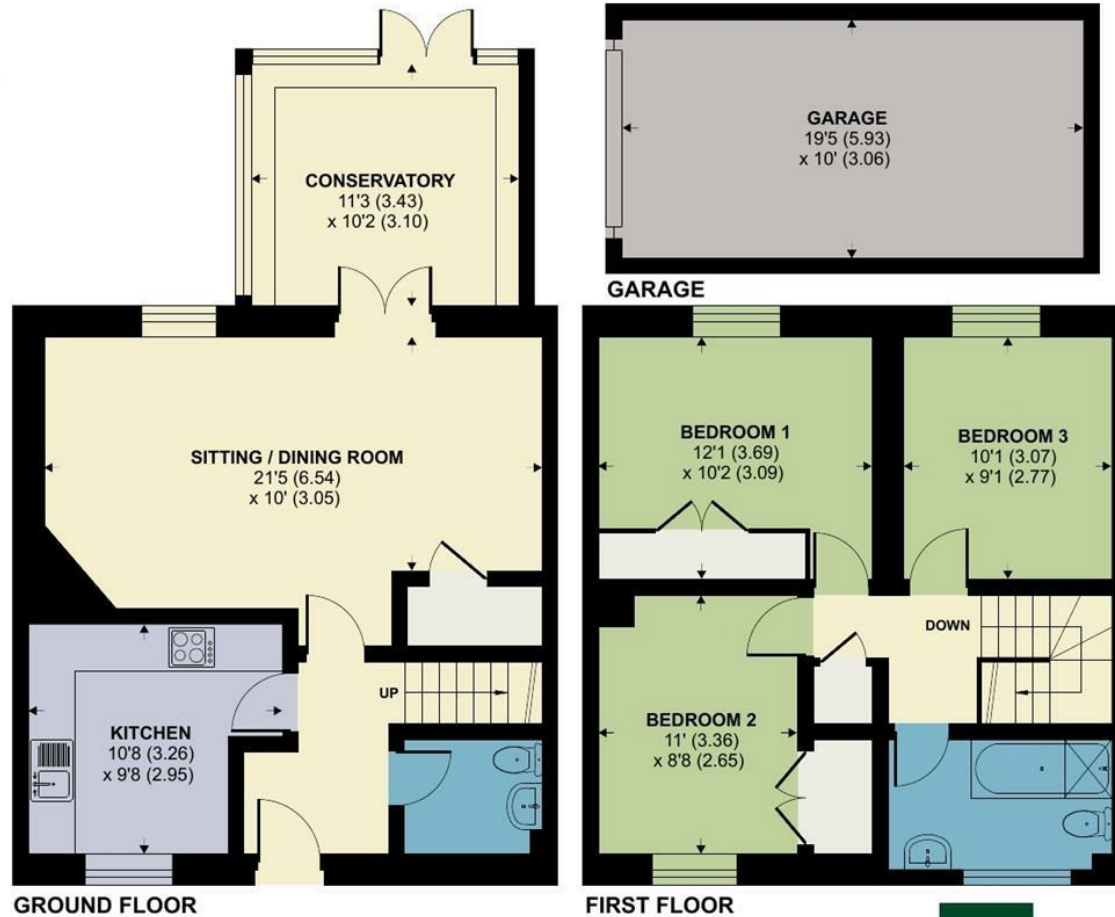
Diggory Crescent, Dorchester

Approximate Area = 1096 sq ft / 101.8 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1291 sq ft / 119.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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). © nlicom 2024. Produced for Symonds & Sampson. REF: 1175135



Dorchester/ATR/03.09.2024



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