

Symonds
& Sampson

Diggory Crescent

Dorchester, Dorset

10 Diggory Crescent

Dorchester, Dorset
DT1 2SP

A modern three bedroom detached house with conservatory, garage and driveway. Situated within easy reach of the town centre and offered for sale with no forward chain.



- No onward chain
- Close to Dorchester
 - Conservatory
 - Garage and drive
- Bathroom & shower room
 - Well presented
- Popular development

Guide Price £425,000

Freehold

Dorchester Sales
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THE DWELLING

Built circa 1996, this handsome detached house is situated in a quiet corner of Thomas Hardye Gardens and within easy reach of schools and the town centre.

ACCOMMODATION

This modern detached house is well presented and in good order throughout. The accommodation in brief comprises: entrance hall, kitchen fitted with a range of cupboards and drawers, ample work surfaces with sink and drainer, integrated electric double oven with gas hob, space and plumbing for washing machine and a tall standing fridge/freezer. The lounge/dining room is a nice sized room. The living area has a gas fire with hearth and surround, TV connection and laminate flooring. The dining area has ample space for dining table and chairs, a handy under stairs storage cupboard and French doors into the conservatory; UPVC double glazed and with access onto the garden.

On the stairwell is a particularly attractive arched window that allows a lot of natural light onto the landing which has a linen cupboard and access to the three double bedrooms, all with fitted cupboards/storage. A family bathroom with white suite to include a vanity basin, WC and bath.

The property benefits from UPVC Double glazing throughout and a downstairs shower room with WC.

OUTSIDE

There is a small front garden with dwarf wall and decorative railings. The rear garden has a patio abutting the house and raised circular lawn with pergola and well stocked shrub and flower borders. There is space for a greenhouse and access into the garage with power and light. A side gate gives access to the driveway.

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///eggshell.softly.batches

SERVICES

Mains gas, electric, water and drainage are connected. Gas central heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

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



Diggory Crescent, Dorchester

Approximate Area = 1088 sq ft / 101.1 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1231 sq ft / 114.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1189658



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