



Highgrove Close
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This three-bedroom detached family home is favourably situated within the popular Fordington Fields area of Dorchester in close proximity to Dorchester town centre and well received schools. This delightful property offers accommodation that is well presented throughout comprising a generous reception room, a well-appointed kitchen/dining room , ground floor WC and a tastefully fitted bathroom on the first floor. In addition, the property benefits from an attractive garden to the rear, a single garage with off-road parking space to the front. EPC rating D.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entrance to the property is gained via a UPVC part-glazed door opening on to a small porch offering an area to decant and store outdoor wear and shoes. A side door leads to a ground-floor WC with wash hand basin and a further door opens onto a good-size reception room with front aspect window and stairs that rise to the first floor.

The rear aspect light and spacious kitchen/dining room is fitted with a range of wall and base units with work surface over, sink and drainer. There is an integrated extractor hood and space for further appliances. There is ample space for a dining table and chairs and a door leads to the useful under-stairs storage cupboard. There are part-tiled walls and the floor is fitted with individual tile effect flooring. A rear aspect door leads to the garden.

The first-floor landing houses the airing cupboard with fitted shelving and gives access to all three bedrooms and the modern family shower room which has been fitted with a large shower cubicle with shower screen, WC and wash hand basin. There is a tile effect floor to finish.



Externally:

Externally this home offers a beautifully presented, fully enclosed rear garden. The garden presents with part lawn, part paving and a variety of flower bed borders, vegetable patch and mature trees and plants. There is a side access gate to the front of the property and a small storage area to the opposite side of the home. A door gives rear access to the single garage with power and up and over door. There is a drive for off-road parking.

Room Dimensions:

Reception Room	4.67m x 4.55m (15'04" x 14'11") max
Kitchen/Dining Room	4.67m x 3.15m (15'04" x 10'04")
Bedroom One	4.55m x 2.67m (14'11" x 8'09")
Bedroom Two	3.18m x 2.67m (10'05" x 8'09")
Bedroom Three	1.91m x 2.74m (6'03" x 9'0")
Bathroom	1.91m x 1.68m (6'03" x 5'06")
Garage	4.95m x 2.64m (16'03" x 8'08")

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

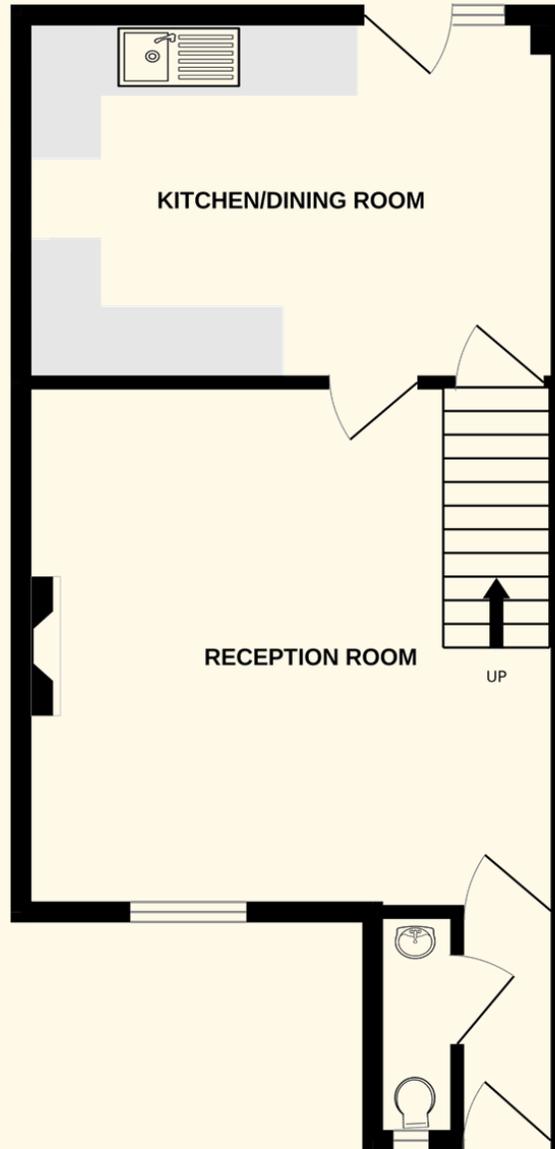
Dorset Council
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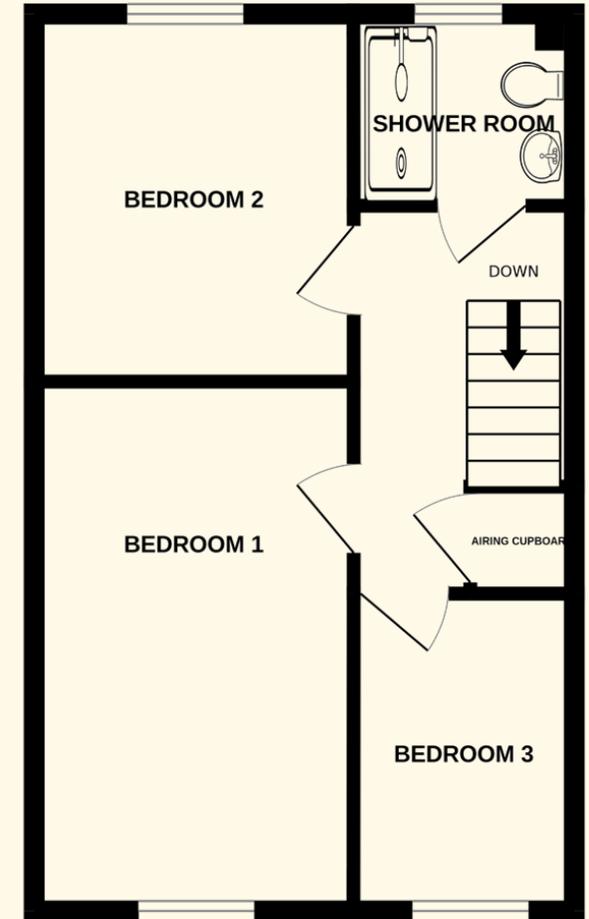
Council tax band is D.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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