



Casterbridge Road
Dorchester



PARKERS
PROPERTY CONSULTANTS & VALUERS



This semi-detached family home has been extended and renovated to create modern living with spacious sitting room, kitchen/diner/family room and separate utility room, three bedrooms, family bathroom and ground floor WC. To the rear there is an enclosed landscaped garden with purpose-built home office, converted garage and off-road parking to the front. EPC Rating C.

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.



An entrance porch takes you through to the hallway of the property, with access offered to all ground floor rooms including the WC.

The sitting room is a spacious room featuring a central fireplace with mantle and front aspect window allowing plentiful natural light to enter the room.

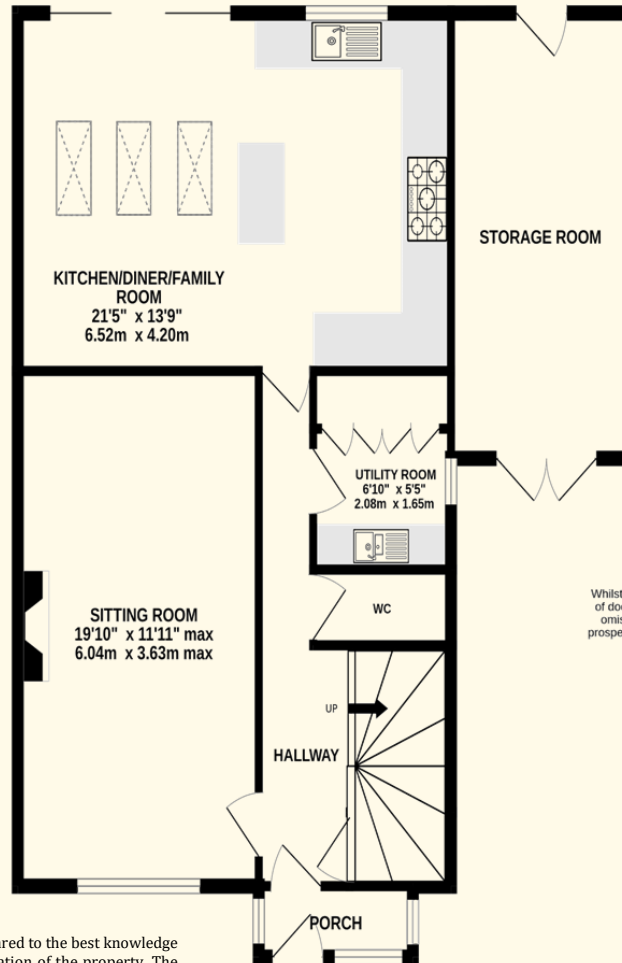
A wonderful open-plan kitchen/diner/family room with sliding doors to the garden offers space for dining furniture and is also fitted with a range of grey wall and base level units with worksurfaces over. Integral appliances include a fridge-freezer, dishwasher, double oven and five-ring gas hob with extractor hood above. A central island provides further storage options. There is a separate utility room with useful fitted storage cupboards and space for further appliances.

There are three bedrooms at the property, all receiving natural light via a front or rear aspect window. Bedrooms one and two further benefit from fitted wardrobes.

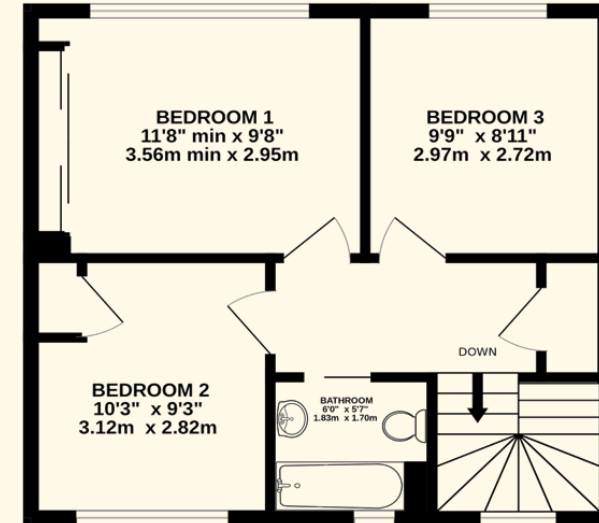
The family bathroom is furnished with a suite comprising a panel enclosed bath with shower attachment, WC and wash hand basin.

Externally, there is an enclosed rear garden with decked and patio area providing seating options and the remaining of the garden being laid to lawn. A path leads to the rear end of the garden where the purpose-built home office with power, light and broadband is housed. The garage has been converted to make a useful storage room and to the front there is off-road parking for several cars.

GROUND FLOOR



1ST FLOOR



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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Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

Flood Risk:

Surface water - Very low risk.

Rivers and the sea - Very low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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