



Dorchester Road
Upwey



PARKERS

PROPERTY CONSULTANTS & VALUERS



An impressive period semi-detached, family residence, situated in the sought after village of Upwey. Providing in excess of 1800 sq ft of accommodation, this superbly finished home has been sensitively refurbished throughout by the current vendor, creating a beautiful light and airy home, enjoying a modern feel whilst retaining an abundance of character and original features. This wonderful family home is immaculately presented throughout. Offering three double bedrooms and one single, three reception rooms, a spacious modern fitted kitchen, study, family bathroom and shower room. Fitted with brand new gas central heating and benefitting from secondary glazing throughout. In addition to its favorable size and location, the property benefits from a large delightful landscaped low maintenance garden to the rear, boasting a mixture of artificial grass and shingle, a large outbuilding and a driveway providing ample off-road parking. EPC rating D.

Dorchester Road is located within the popular village of Upwey, offering a convenience store a few minutes' walk away and a new mini supermarket. The property is 3.5 miles from Dorchester and 3 miles from Weymouth and the beach. Trains to London Waterloo are accessible from Weymouth or Upwey train station, a 10-minute walk from the property. The property has reaped the benefits of the new Weymouth relief road making the area quieter and very desirable.



The entrance porch leads through the internal stain glass door, to the hallway. The sitting room enjoys a front facing aspect and is generous in dimensions, receiving plentiful natural light gained via a large bay window. The room is finished in neutral tones and features an attractive central fireplace with bespoke fitted cupboards and shelving either side of the chimney breast. The large formal dining room provides further storage options, offering two sets of fitted cupboards either side of the chimney breast. A set of French doors lead to a wonderful conservatory/breakfast room that provides additional living accommodation whilst taking full advantage of the outlook onto the garden and paved terrace.

The kitchen has been enlarged and reconfigured, with the addition of internal double doors from the kitchen into the conservatory. This has created a wonderful kitchen that lends itself perfectly to modern living, recently fitted with a selection of integral appliances and a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. There is also a convenient cloakroom and a separate pantry, together with a fabulous central island, provides additional storage options and work surface.



Also situated on the ground floor is a study and a reconfigured cloakroom.

The lovely style and presentation continues to the first floor where there are three double bedrooms, two of which, have bespoke fitted storage and a single front aspect bedroom. Serving the bedrooms is a newly created shower room, with modern walk-in shower, WC and wash hand basin and storage. The family bathroom, tastefully refitted with a suite comprising a low-level WC, a wash hand basin and a panel enclosed bath with shower attachment over.

Externally there is a beautifully landscaped, low maintenance garden to the rear of the property, that is laid predominately to artificial grass and shingle, together with an abundance of mature trees, plants, shrubs. A side gate leads from the drive to the rear garden. There is a delightful rose garden and a greenhouse. A driveway to the front of the property provides ample off-road parking.

Room Dimensions:

Sitting Room	4.83m x 4.22m (15'10" x 13'10")
Dining Room	4.24m x 3.91m (13'11" x 12'10")
Kitchen	4.57m x 3.43m (15'0" x 11'03")
Conservatory	3.99m x 3.91m (13'01" x 12'10")
Study	2.67m x 2.41m (8'09" x 7'11")
Bedroom One	4.83m x 4.22m (15'10" x 13'10")
Bedroom Two	4.22m x 3.91m (13'10" x 12'10")
Bedroom Three	3.43m x 2.72m (11'03" x 8'11")
Bedroom Four	2.69m x 1.78m (8'10" x 5'10")
Outbuilding	5.84m x 2.95m (19'2" x 9'8")

Services:

Mains electricity, water and drainage are connected.
The current owner installed a new gas fired central heating system in July 2021.

Local Authorities:

Dorset Council,
County Hall, Colliton Park,
Dorchester
Dorset, DT1 1XJ,

Tel: 01305 211970

We are advised that the council tax band is E.

Flood Risk:

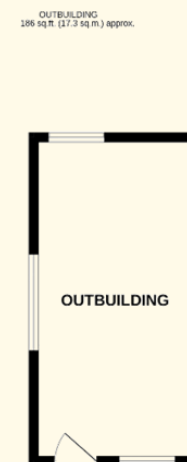
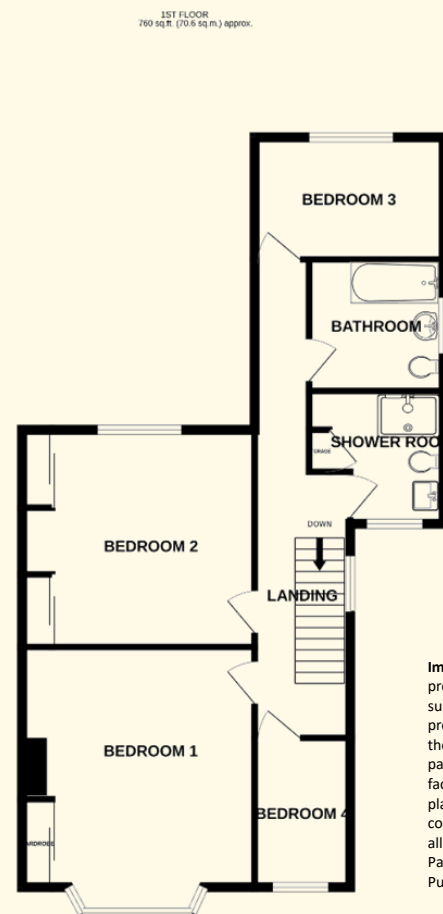
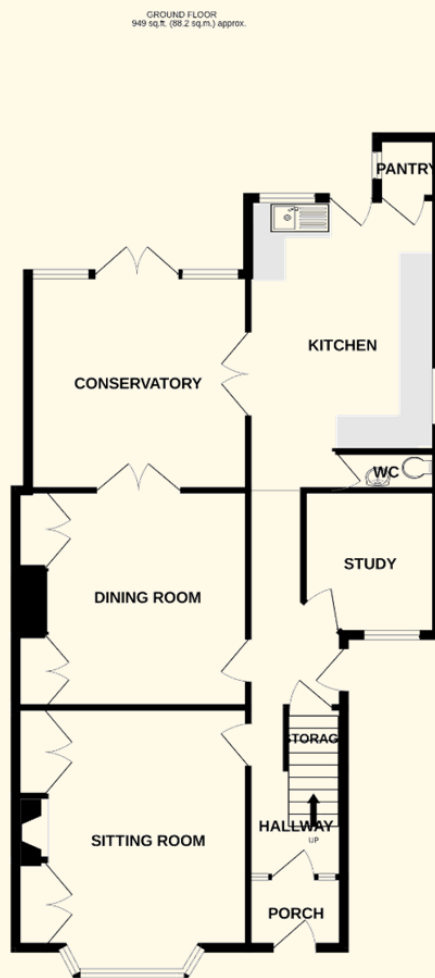
Surface water - Medium Risk.

Rivers and the sea - Very Low.

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

Agents Notes:

The windows are double glazed with additional secondary glazing.



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.

TOTAL FLOOR AREA : 1895 sq.ft. (176.1 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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