



Sydenham Way
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A beautifully presented detached home, thoughtfully maintained both inside and out and situated in the desirable town of Dorchester. Accommodation includes two reception rooms, a conservatory, kitchen, utility room, study, ground floor WC, and four bedrooms—one of which benefits from an en-suite shower room. A family bathroom serves the remaining bedrooms. Externally, the property offers a well-kept and enclosed garden, a double garage and driveway providing off-road parking. EPC rating C.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque 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. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



Glazed UPVC French entrance doors open into a porch, before a single door leads to the property's hallway, where access is granted to the majority of accommodation including the WC and also two storage cupboards.

The kitchen is fitted with a range of 'shaker style' wall and base level units with granite worksurfaces over and tiled splash back. There is a 1 ½ bowl sink and drainer with food waste disposal. Integral appliances include a Neff four-ring electric hob, Neff eye-level double oven and grill and dishwasher. A breakfast bar creates a seating area. Adjacent to the kitchen, is the utility room, offering a further sink and drainer, storage options and space for appliances. Access is given to both the garage and garden.



The property offers two well-proportioned reception rooms, one of which is currently used as a dining room and features French doors that open directly onto the garden. The main reception room enjoys a dual aspect, allowing for plenty of natural light, and is centered around an electric fireplace with stone surround and mantle. Sliding doors from this room lead into a conservatory, providing additional living space with pleasant views over the garden.

Upstairs, there are four bedrooms, with one in particular benefitting from an en-suite with walk-in double shower, WC and wash hand basin.

The family bathroom, also situated on the first floor, is furnished with a suite consisting of a panel enclosed bath with shower over, WC and wash hand basin. The room is complete with vinyl flooring and part-tiled walls.

Outside:

Outside, the garden is equally well-presented, featuring a patio area ideal for alfresco dining and a raised lawn bordered by mature plants and shrubs. A timber summer house adds a versatile outdoor space, perfect for relaxing or as a hobby room. The property also benefits from a double garage with an electric up-and-over door, light, and power, along with a driveway providing off-road parking.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is F.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

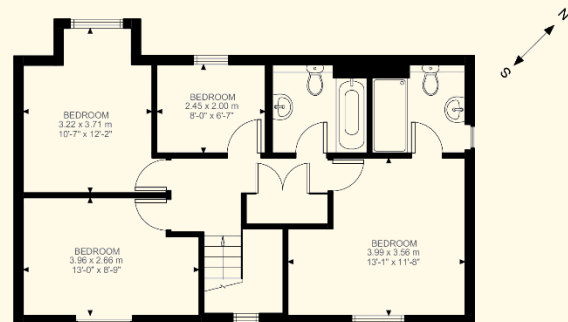
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

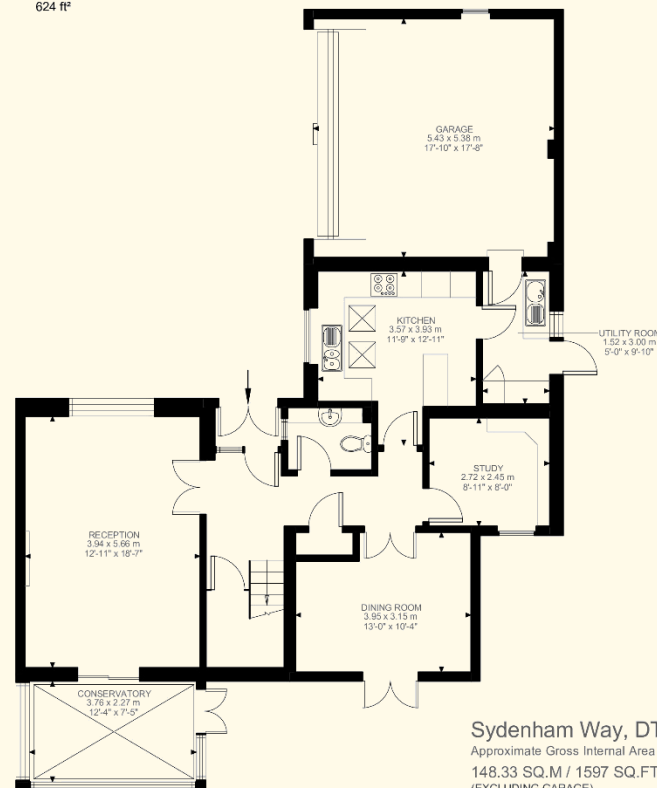
At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

For up-to-date information please visit <https://checker.ofcom.org.uk>



First Floor
624 ft²



Ground Floor
973 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Sydenham Way, DT1

Approximate Gross Internal Area
148.33 SQ.M / 1597 SQ.FT
(EXCLUDING GARAGE)
GARAGE 30.88 SQ.M / 332 SQ.FT
INCLUSIVE TOTAL AREA 179.21 SQ.M / 1929 SQ.FT

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.