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MOVING BEYOND EXPECTATIONS



2 Weatherbury Way

Dorchester DT1 2EF

- Extended Semi Detached House
- Five Bedroom Property
- Two Reception Rooms
- Kitchen/ Dining Room with French
- Downstairs Shower Room and Further Bathroom

Summary

Situated in the Manor Park area, this semi-detached house offers sitting room, open plan kitchen/dining room & downstairs shower room. The first floor offers four double bedrooms, a single bedroom and a family bathroom with enclosed westerly facing rear garden plus ample off road parking.

Description

Situated in the historic market town of Dorchester, this well presented five bedroom semi-detached house offers a dual aspect living room allowing for light and airy accommodation, an open plan kitchen/dining room which is perfect for hosting family and friends. A convenient downstairs shower room with an integrated utility cupboard. Upstairs the property consists of four double bedrooms, a single bedroom and a family bathroom. The property benefits from a private enclosed westerly rear garden which is mainly laid to lawn with a patio seating area perfect for alfresco dining! To the front, there is ample off road parking and access to a garden storage space in the converted garage space.

Entrance Porch

Double glazed door to the front and door leading into the entrance hall.

Entrance Hall

Door leading in from the entrance porch, radiator, stairs to the first floor with under-stairs cupboard and doors to the lounge and dining room.

Sitting Room 21' 4" x 13' 2" (6.50m x 4.01m)

Double glazed windows to the front and rear, feature fireplace with brick surround and wooden mantle with an electric wood burner effect fire in set, built in storage cupboards/display cabinets, television aerial socket, radiator, door leading to the dining room and door to the entrance hall.

Dining Room 13' 8" Max x 9' 4" Max (4.16m x 2.84m)

Open plan to the kitchen for ease, radiator, double glazed french doors to the rear garden leading out onto a patio seating area, and doors leading to the entrance hall and lounge.

Kitchen 13' 10" x 11' 11" (4.21m x 3.63m)

Open to the dining room with two double glazed windows to the rear A fitted kitchen with a variety of wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, tiled splash backs, integrated eye level electric oven, separate gas hob with cookerhood over, integrated dishwasher, space for a free standing fridge/freezer, radiator, spotlights and a door leading to the another internal hallway.

Shower Room

Shower cubicle, wash hand basin, WC, part tiled, radiator, utility cupboard with plumbing for a washing machine, extractor fan and door leading to an internal hallway.

Inner Hallway

There is an inner hallway that connects the kitchen with the shower room and there is a door to the front which is an alternative entrance to the property.

Landing

Stairs from the entrance hall, cupboard and doors leading to all five bedrooms and the family bathroom.

Bedroom One 12' 9" x 9' 2" (3.88m x 2.79m)

Double glazed window to the rear, built in vanity unit and storage cupboard with wash hand basin in set, radiator and door to the landing.

Bedroom Two 12' 9" x 11' 10" (3.88m x 3.60m)

Double glazed window to the front, radiator and door to the landing.

Bedroom Three 13' 2" x 9' 10" (4.01m x 2.99m)

Double glazed window to the front, vanity unit with wash hand basin in set, radiator, television aerial socket and door to the landing.

Bedroom Four 12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed window to the rear, built in wardrobe, radiator and door to the landing.

Bedroom Five 9' 8" max x 6' 7" max plus bulk head (2.95m max x 2.01m max plus bulk head)

Double glazed window to the front, fitted wardrobe, radiator and door to the landing.

Bathroom

Double glazed window to the rear, P-shaped bath with mixer taps and shower over, wash hand basin, WC, part tiled, radiator, extractor fan and door to the landing.

Outside Space

Front Garden

Large gravelled area with shrub and plant borders with ample off road parking. There is also a concrete driveway which leads up to the garage and a paved pathway leading to the front door of the property.

Rear Garden

A paved patio seating area accessed from the dining room, perfect for outside dining! There is the a small step up to the remainder of the garden which is mainly laid to lawn with mature shrub borders and trees. There is also a wooden storage shed and an outside tap. The garden is fully enclosed with wooden fencing.

Tenure

Freehold

EPC

Rating C

Council Tax

Band E

