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MOVING BEYOND EXPECTATIONS



Queens Avenue

Dorchester DT1 2EP

- **Four/ Five Bedroom Detached Property**
- **Three/ Four Reception Areas**
- **Newly Renovated Kitchen / Dining Room**
- **Considered Well Presented and with Character Features**
- **Double Garage with Its Own Loft Area**

Property Description

On entering this 1930's character chalet bungalow, it is clear that the vendor has retained many of the original features and style of the 30's era whilst extensively renovating and updating the property since they took ownership. As you enter the entrance porch, a wide and inviting entrance hall opens out and offers access through to the rest of the property. downstairs W.C., downstairs bathroom, two further bedrooms, study/office and stairs leading to the first floor, where there are two more bedrooms and a family bathroom plus large airing cupboard

Directions

From Dorchester. From Top O Town roundabout head south down Albert Road, continue onto Cornwall Road. At traffic lights continue straight on, at traffic lights bear right onto Weymouth Avenue, take the second turning on your right onto Queens Avenue. Continue along Queens Avenue to mini roundabout and continue straight over. The property can be found on your left hand side.

Outside

To the exterior a generous double garage with garage loft above, with outside storage shed, both have access to the garden. The garage opens to the driveway. The driveway is mainly laid to shingle with shrub and flower borders with parking for a number of vehicles. The rear garden is mostly laid to lawn and is laid on a flat, level, surface. The garden faces south with reasonable seclusion to many areas and an outside 'gardeners' W.C. Much of the rear garden has been cleared and replanted with a new patio added as part of a landscape design and upgrade.

Environment

Queens Avenue is considered the best road in Dorchester by many. Close to both amenities and transport links and walking distance to the main Dorchester schools, doctors surgery and the county hospital. Dorchester town is a thriving marketing town which is rapidly expanding with plenty of cosmopolitan attractions, restaurants, public houses, shops and boutiques. With the arrival of the Brewery Square development and the Conran design apartments, as well as the Prince's vision Poundbury, Dorchester, the county town of Dorset, is a bustling and exciting area to live in 8 miles from the beauty of the Jurassic coast.

Entrance Hallway

Front aspect wooden door into porch area with front aspect double glazed windows, wooden door into main hallway

Main Hallway

2 radiators, stairs up to first floor, smoke alarm, wall mounted thermostat, BT point. Side aspect door to conservatory, loft hatch.

kitchen 22' 6" x 15' 3" (6.85m x 4.64m)

Wall & base units, spotlights, smoke alarm, loft hatch, front aspect double glazed windows x 4, side aspect door to the rear garden, side aspect double glazed window, side aspect

window, radiator, wall mounted radiator, space for washing machine, integrated 4 ring Neff gas hob, extractor fan overhead, space for dishwasher, 1& 1/2 bowl stainless steel sink and stainless-steel mixer tap.

Sitting Room 14' 11" x 13' 10" (4.54m x 4.21m)

Front sitting room with front aspect double glazed bay window, feature arch, radiator, feature fireplace.

Second sitting room 15' 11" x 14' 11" (4.85m x 4.54m)

Rear aspect bay double glazed window overlooking the rear garden out onto the conservatory, wooden flooring, radiators

Downstairs Cloakroom

Front aspect double glazed window, extractor fan, low level WC. Radiator, hand basin vanity unit with splash back behind.

Study 9' 8" x 8' 5" (2.94m x 2.56m)

Side aspect double glazed bay window with built in desk, storage cupboard, radiator.

First Floor Landing

Smoke alarm, wall mounted thermostat. Airing cupboard with boiler, loft hatch.

Shower Room

Side aspect double glazed window, extractor fan, vanity hand basin with mirror over the top, fully tiled walls, large shower enclosure with wall mounted mains fed shower, radiator, spotlights.

Top Floor Bathroom

Side aspect double glazed window, extractor fan, spotlights, vanity hand wash basin, vanity low level WC, stainless steel mixer taps, part tiled walls, radiator, panel bath, mains fed shower, chrome mixer taps.

Bedroom One 15' 11" x 14' 8" (4.85m x 4.47m)

Rear aspect double glazed window overlooking the garden, radiator, built in wardrobes, storage cupboard with under eave storage.

Bedroom Two 15' 5" x 13' 10" (4.70m x 4.21m)

Rear aspect doubled glazed bay window, feature fireplace, 2 radiators, built in wardrobe.

Bedroom Three 15' 5" x 11' 10" (4.70m x 3.60m)

Rear aspect double glazed bay windows, radiator x2 built in wardrobe.

Bedroom Four 16' 3" x 10' 0" (4.95m x 3.05m)

Front aspect double glazed window, side aspect double glazed window, built in storage cupboards, radiator.

Conservatory 14' 3" x 9' 5" (4.34m x 2.87m)

Electric points, doors out onto patio, Door with access to garage.

Loft 16' 0" x 12' 9" (4.87m x 3.88m) Restricted head height

