

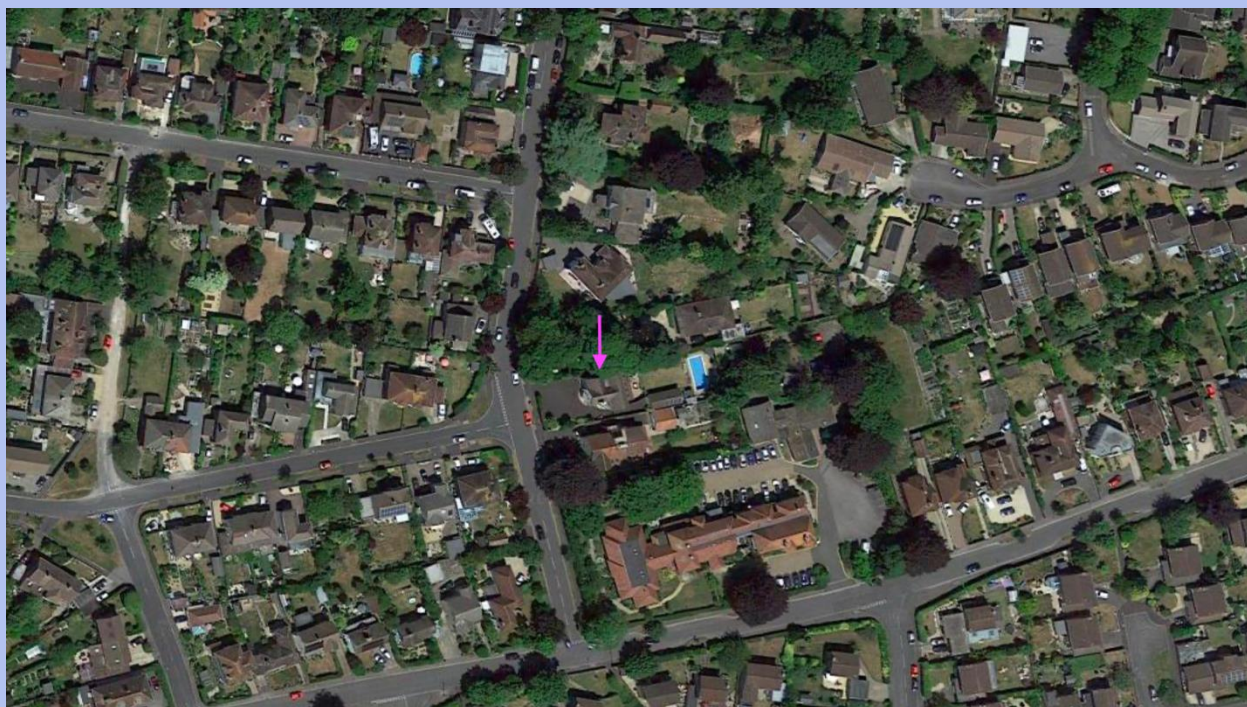


Clarence Road  
Dorchester  
DT1

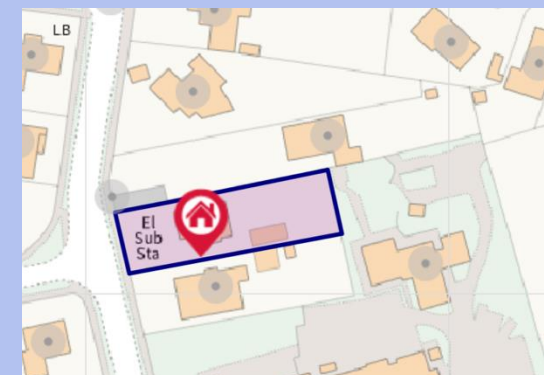
## Summary of Features

- > Substantial detached house
- > Extended and refurbished throughout
- > Three Reception Rooms
- > Two bathrooms and Dressing Room
- > Four Double Bedrooms
- > Heated swimming pool with solar panels
- > Double Garage with driveway
- > Close to Amenities

**Offers over  
£1,000,000  
Freehold**



extended and refurbished four-bedroom detached house situated on a generous plot. Three reception rooms, kitchen with utility room, two bathrooms, landscaped rear garden with heated swimming pool, double garage, solar and large private driveway (Was Five bedrooms and easily converted back)



For Guidance Only



Upon entering, the property opens into a spacious double-doored porch with tiled flooring also providing plenty of space for coats and shoes with a door leading to a large entrance hall with staircase leading to the gallery landing and all ground floor accommodation. The sitting room has been fully refurbished throughout and offers plenty of space, seating areas, a front aspect feature bay window and double french doors leading to entrance porch and double doors leading to separate dining room which has plenty of space for a large dining room table and chairs with dual aspect windows.

From the hallway there is a convenient downstairs WC and access to a stunning and extended living area which offers a brand new fitted bespoke kitchen which offers a variety of wall and base units with work surfaces over, built in Belfast sink, built in eye level double electric oven and four ring gas hob with cooker hood over. The dining area has plenty of space for table and chairs with Karndean flooring throughout and a large opening which provides a further living space with bespoke free standing wood burner to the corner of the room. Stunning bi-folding doors lead to a newly laid patio and rear garden.

From the dining area, a door leads to an extended utility room which has plenty of storage space for free standing fridge freezer, space and plumbing for washing machine and space and plumbing for dishwasher.

Upstairs there are five good sized bedrooms, master bedroom with triple aspect windows and bespoke fitted wardrobes. The family bathroom is located at the rear of the property which has recently been refurbished to a high standard which offers a panel bath with electric shower overhead with shower screen, Victorian style pedestal wash hand basin, low level WC and heated towel rail. There is also a separate shower room which is also finished to a high standard which offers a walk in corner shower cubicle with rainfall style overhead shower, a floating wall mounted wash hand basin, low level WC and heated towel rail.

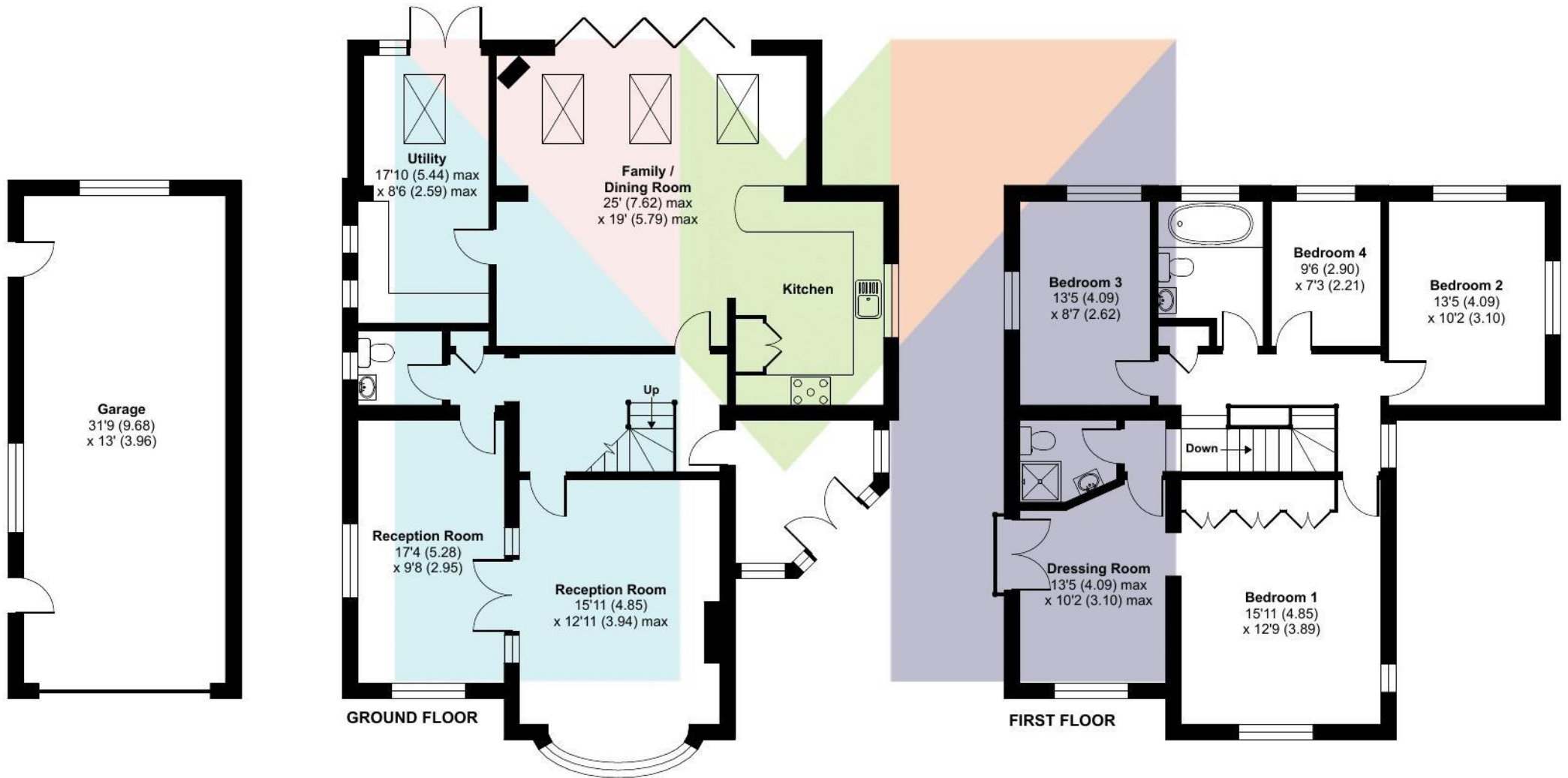
## MATERIAL INFORMATION FOR BUYERS

**Council Tax:** Band E

**Services:** Gas and Electric

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		60	76
		EU Directive 2002/91/EC	



# Clarence Road, Dorchester

Approximate Area = 2215 sq ft / 205.7 sq m

Garage = 419 sq ft / 38.9 sq m

Total = 2634 sq ft / 244.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Meyers Estates. REF: 1093536



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