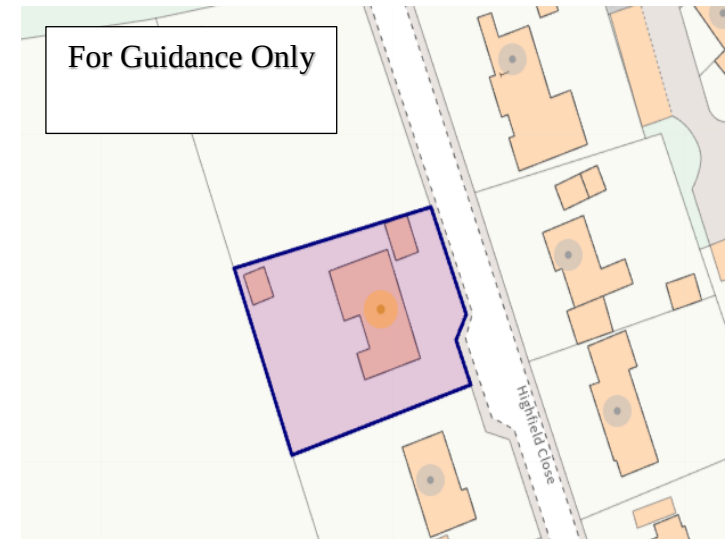


13 Highfield Close
DT2 9RW



Dorchester@meyersstates.com

Detached four bedroom bungalow presented to a high standard throughout, two reception rooms, two bathrooms, heated garage, driveway, south facing garden, summer house and countryside views.



Summary of Features

- Four Bedroom Detached Bungalow
- Well Presented and Modern Throughout
- Countryside Views
- Two Reception Rooms Including Conservatory
- Open Fire In Lounge
- Central Heated Garage and Driveway
- Garden Outbuilding/Chalet
- Wrap Around South Facing Rear Garden
- No Forward Chain

Living Area:

Two reception rooms, triple aspect lounge with an open working fireplace and countryside views.

Bathrooms:

Two modern bathrooms that include dual control heated towel rails

Utility Room:

with sink and space for appliances, excellent storage, wall mounted modern gas boiler and rear door to garden

Chalet/Summer House

Garden Chalet/summer house with GRP roof, fully insulated, light and power. A great multi-purpose space

Garage

Centrally heated garage/ workshop with electric door, private drive and parking.

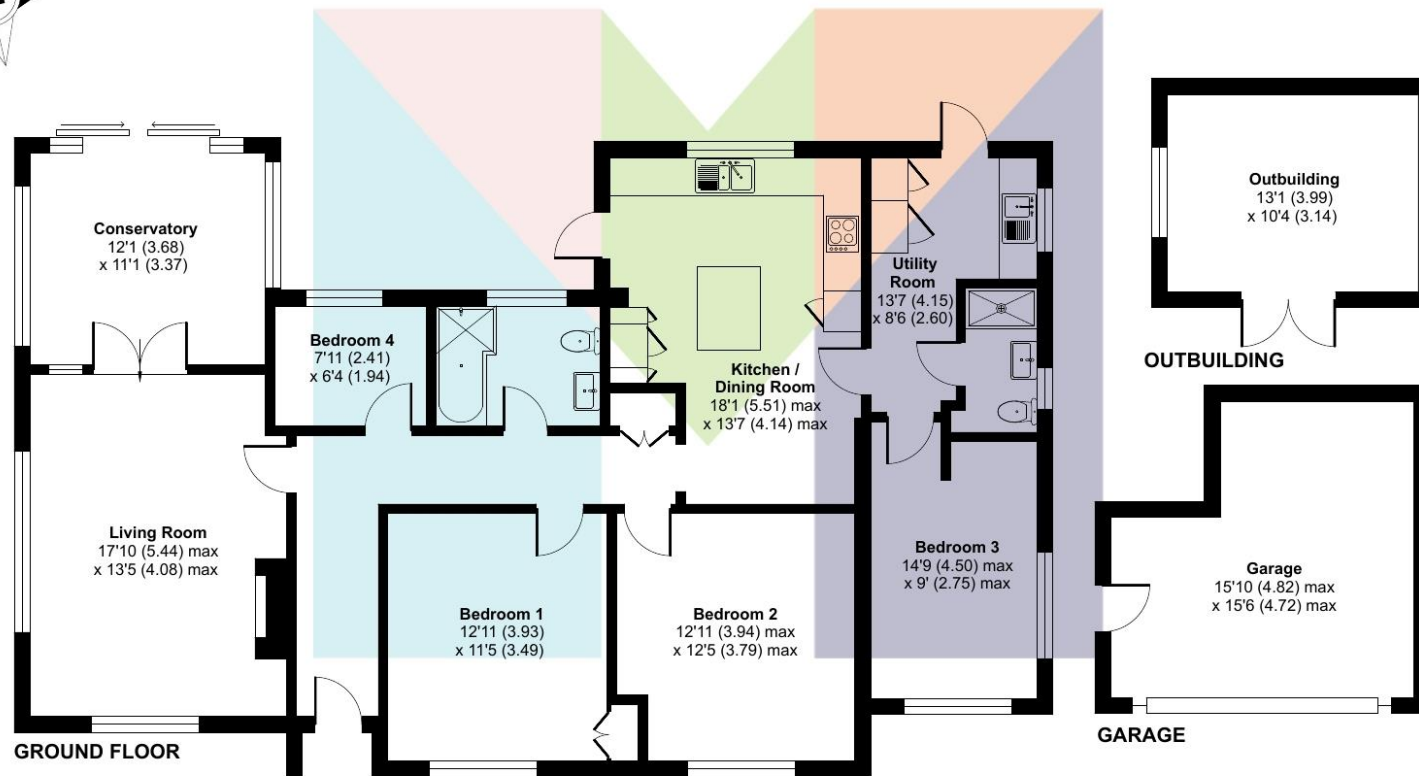


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION FOR BUYERS

Council Tax: Band D
Services: Mains Services including Electric
Water & Sewage: Individual septic tank

Parking: Driveway and Garage



Highfield Close, Charminster, Dorchester

Approximate Area = 1445 sq ft / 134.2 sq m

Garage = 210 sq ft / 19.5 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Total = 1790 sq ft / 166.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 20: Produced for Meyers Estate. REF: 1333428



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