



PARKERS
PROPERTY CONSULTANTS & VALUERS
FOR SALE
01305 340860

Hutchins Close
Dorchester
£475,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated within the popular residential area of Castle Park, Dorchester, this versatile home offers well-presented and spacious accommodation, together with the added benefit of a self-contained annexe. The property provides flexible living arrangements, making it well suited to families, those requiring additional accommodation for relatives or guests, or buyers seeking a versatile home-working space. Outside, there is a generous garden, while the property also benefits from ample off-road parking. EPC rating TBC.

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. The beautiful Borough Gardens are a short walk away, as is Brewery Square, a focal point of the town. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.



The property is approached via a porch, accessed from a generous driveway providing parking for approximately two vehicles. The porch offers useful space for coats and shoes and provides access to both the main living accommodation and the self-contained annexe.

The annexe opens into a light and versatile open-plan lounge and kitchen area, featuring an electric fireplace and a compact kitchen space with sink and drainer, together with space for a fridge. The annexe also features a wet room, comprising a shower, WC and wash hand basin.

The annexe bedroom is a well-proportioned room with space for a double bed and benefits from French doors opening directly onto the decking of the rear garden.

From the porch, access is provided into the spacious and impressive open-plan sitting room, which features stairs rising to the first floor. The generous room is laid with click LVT flooring and provides a flexible space for both lounging and dining. From here, there is access to a useful utility room, with space and plumbing for a washing machine and tumble dryer, with the dryer to remain. The utility room leads through to a ground floor shower room, fitted with WC, wash hand basin and shower cubicle, with tiled finish.

The sitting/dining area flows seamlessly into the well-appointed kitchen. A central island provides seating for four, while additional shelving offers useful storage. Integrated appliances include a four-ring induction hob with extractor, oven and fridge freezer, and a dishwasher which will remain. The kitchen benefits from French doors opening onto the garden, creating a natural flow between the indoor and outdoor entertaining spaces.

The rear garden is a pleasant and well-equipped outdoor space, with decking extending from both French doors. To the rear of the garden is a small patio area, while flower beds run along the side boundaries. The garden also features a useful shed and dedicated seating area, with a sail-style canopy providing shade and creating an ideal spot for outdoor relaxation.

Flood Risk:

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

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

Services:

Mains electricity, water and drainage are connected.
Gas central heating.

Mobile & Broadband

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

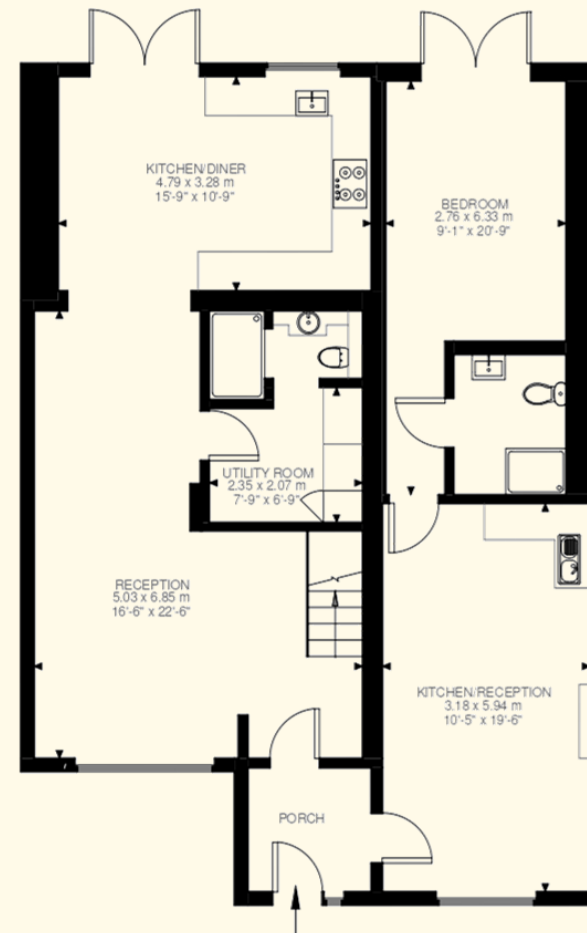
Council Tax Band C.

Stamp Duty:

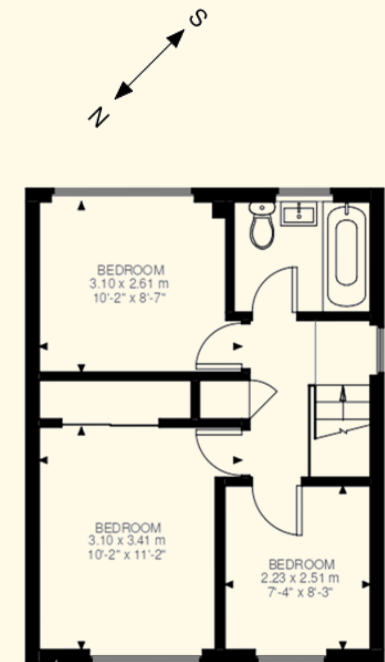
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro>



Ground Floor
1035 ft²



First Floor
381 ft²

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.

Hutchins Close, DT1

Approximate Gross Internal Area

131.54 SQ.M / 1416 SQ.FT