



**Connells**

Windsor Road  
DORCHESTER



## Property Description

Situated in the popular Victoria Park area of Dorchester this well presented FOUR DOUBLE BEDROOM SEMI DETACHED TOWN HOUSE is a perfect family home which consists of an entrance porch which leads to a living room which has the bonus of a multi-fuel burner. The kitchen fitted with a variety of wall and base units, a breakfast bar and a dining room where the property has been historically extended. On the first floor, there are three double bedrooms and the family bathroom with stairs leading up to the converted loft on the second floor with access to the fourth bedroom which benefits from an ensuite bathroom. This double room offers pleasant views across Dorchester and beyond. To the rear there is a fully enclosed and landscaped garden with a generous patio seating area leading from the french doors in the lounge, another area is laid to lawn along with a summer house for further entertainment. With driveway parking for two vehicles and within close proximity to local amenities, such as shops, schools, public house and a bus route for convenience this is a home that must be viewed to appreciate all it has to offer.

### Ground Floor

#### Entrance Porch

The front door leads into the entrance porch, a door leads from the porch into the entrance hall.

#### Entrance Hall

A door leads from the entrance porch into the entrance hall which has a radiator, stairs to the first floor and a door to the lounge.

#### Lounge

14' x 12' 8" ( 4.27m x 3.86m )

A door from the entrance hall leads into the lounge with a double glazed window to the front aspect, an understairs cupboard housing the tumble dryer, a multi fuel log burner in an open fireplace, spotlights and a door leading into the open plan kitchen / dining room.

#### Kitchen / Dining Room

20' 10" x 18' ( 6.35m x 5.49m )

A door leads from the lounge into the open plan kitchen / dining room. The part tiled kitchen has a range of wall and base units with worksurfaces over, an asterite sink and drainer, an electric oven with a gas hob and a cookerhood over, space for a fridge freezer, a breakfast bar, double glazed windows to the side and rear aspects and french doors leading onto the rear garden. The open plan space allows ample space for a dining room table and chairs.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor to the first floor landing with a double glazed window to the side aspect, stairs leading up to bedroom 1 and doors leading to the bathroom and to bedrooms 2,3 and 4.

### Bedroom 2

14' 1" x 9' 7" ( 4.29m x 2.92m )

A door leads from the first floor landing into bedroom 2 with a double glazed window to the front aspect, a radiator and a built in cupboard housing the central heating boiler.

### Bedroom 3

12' 8" x 9' 10" ( 3.86m x 3.00m )

A door leads from the first floor landing into bedroom 3 with a double glazed window to the rear aspect and a radiator.

### Bedroom 4

11' 1" x 8' 7" ( 3.38m x 2.62m )

A door leads from the first floor landing into bedroom 4 with a double glazed window to the rear aspect and a radiator.

### Bathroom

7' 7" x 5' 4" ( 2.31m x 1.63m )

A door leads from the first floor landing into the bathroom with a double glazed window to the side aspect, a WC, a wash hand basin, a heated towel rail, a bath with a shower above and an extractor fan.

## Second Floor

### Bedroom 1

Stairs lead up from the first floor to the master bedroom with a double glazed window to the rear aspect and a double glazed roof window to the front. There is eaves storage, views across Dorchester and a door which leads to the ensuite bathroom.

### Ensuite

7' 10" x 5' 8" ( 2.39m x 1.73m )

A door leads from bedroom 1 into the ensuite bathroom with a double glazed window to the rear aspect, a WC, a wash hand basin, a heated towel rail, a walk in shower and an extractor fan.

### Outside Space

### Driveway

The front driveway leading to the front door is paved and provides ample parking via a dropped kerb for two vehicles.

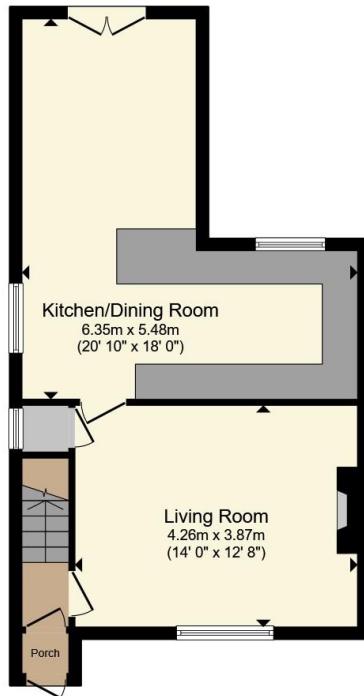
### Rear Garden

French doors from the open plan kitchen / dining room and a side access lead out onto the rear garden which is laid out to a patio with areas of lawn and shingle leading to the summer house.

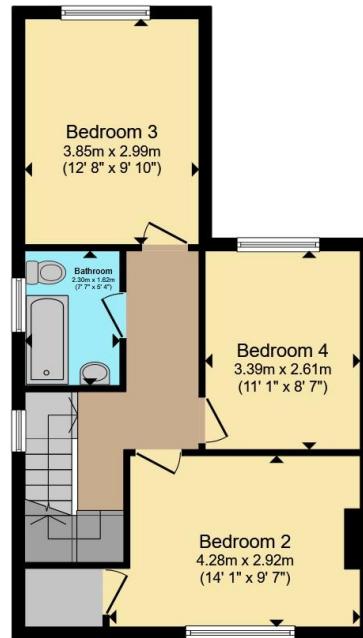




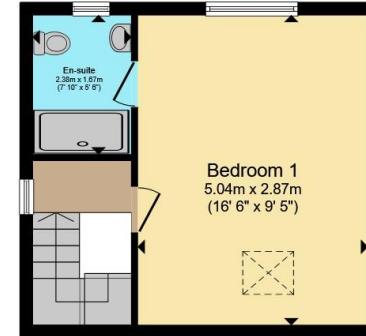




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 127.4 m<sup>2</sup> (1,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

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