



Lucetta Lane , Dorchester DT1 2ST

- Three bedroom contemporary family home
 - Modern open plan living
 - Parking AND Garage
- Excellently maintained rear garden with side access
- Stylish features throughout
- Sleek, recently refurbished family bathroom
 - Open plan living room with log burner
 - Downstairs W/C

Offers Over £425,000 Freehold





Front Garden

A charming and generously proportioned front garden, primarily laid to lawn, with a concrete pathway leading to a patio area and a step up to the front entrance door. A wood-built bin store sits neatly to the side. The garden is beautifully adorned with a variety of mature shrubs and plants, with trees and hedgerows providing both privacy and character.

Entrance Hall

Accessed via a double-glazed, obscured UPVC door, the entrance hallway features stylish herringbone flooring, ceiling spotlights, a vertical radiator, and a wall-mounted thermostat. Stairs rise to the first floor, with a glass-panel door leading through to the main living areas.



Downstairs WC / Utility

5'5" x 5'1"

A practical and versatile front-aspect room with a double-glazed window. Features include a heated towel rail, under-stair storage, a low-level WC with hand wash basin and mixer tap, and space for white goods/utility appliances.

Open Plan Living

This modern, beautifully finished multi-aspect space is the heart of the home.

- Kitchen Area (2.76x3.6) – Stylishly appointed with a range of eye and base level units, integrated dishwasher, fan oven, microwave, and a five-ring gas hob with extractor. Additional features include tiled splashbacks, ceiling spotlights, and a rear-aspect double-glazed window.

- Living Area (5.55x3.76)– A generous front-aspect space with double-glazed windows, complemented by a floor-to-ceiling window in the adjoining sun room, ensuring abundant natural light. A charming log burner set into the chimney breast creates a cosy focal point, alongside vertical radiators and ceiling spotlights.

Sun Room

10'5" x 8'6"

A bright and versatile dual-aspect room with floor-to-ceiling windows and side-aspect bi-fold doors opening onto the rear garden. Finished with a vertical radiator and ceiling spotlights, this space is ideal for dining or relaxation.

First Floor Landing

A light and airy landing with a front-aspect double-glazed window overlooking the garden. Benefits include loft access, a large airing cupboard with shelving, a wall-mounted radiator, and doors leading to all bedrooms and the family bathroom.

Bedroom One

13'1" x 8'10"

Spacious front-aspect double bedroom with views over the charming garden. Features include ceiling

lighting, vertical radiator, power points with USB connectivity, and TV points.

Bedroom Two

9'6" x 9'2"

Rear-aspect double bedroom with garden views, ceiling spotlights, power points, and a stylish vertical radiator.

Bedroom Three

9'10" x 6'6"

Currently used as a walk-in wardrobe, this rear-aspect bedroom offers flexibility with ceiling lighting, power points, and a wall-mounted radiator.

Family Bathroom

6'6" x 5'10"

Immaculately presented, the bathroom includes an obscured rear-aspect window, herringbone-style flooring, low-level WC with incorporated storage, hand wash basin with stainless mixer tap, ceiling spotlights, heated towel rail, and a full-length bathtub with stainless handheld shower attachment. The bath area is finished with ceiling-height tiling.

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Local Authority
Council Tax Band **C**
EPC Rating **C**

GROUND FLOOR



1ST FLOOR



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