

# 12 Glebeland Close

**West Stafford, Dorchester DT2 8AE**

*A little more than meets the eye.*

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

Having been a much-loved family home, this detached chalet-style property in West Stafford is now ready for its next chapter, as its owner looks to downsize.

Offering flexible accommodation over two floors, a south-facing garden and an excellent range of outside space, it presents an appealing opportunity for someone looking to make a home of their own in this popular village, just outside Dorchester.

The entrance hall leads through to the ground-floor accommodation, which includes a lounge/dining room with attractive parquet flooring and a working open fireplace. Patio doors open directly onto the rear garden, making this a lovely space to enjoy both inside and out.

The kitchen is fitted with cream gloss units and stone work surfaces. Also on the ground floor is a third bedroom and separate shower room, offering useful flexibility for guests or those looking for ground-floor accommodation. A covered utility area, with plumbing for a washing machine, power and lighting, completes the accommodation.

Upstairs are two double bedrooms, both with built-in storage, together with a family bathroom.







Outside, the property has the benefit of two separate driveways, one providing access to the garage and the other to a separate workshop. Both buildings have power and lighting, making them particularly useful for hobbies, storage or practical projects. There is also side access through to the rear garden.

South-facing and enjoying a good degree of privacy, the garden is well established, with an abundance of shrubs, plants flowers and a garden pond, alongside three separate patio areas from which to enjoy it. There is also a vegetable patch for those who enjoy growing their own, together with a large garden cabin, which has power and lighting and offers further useful space.

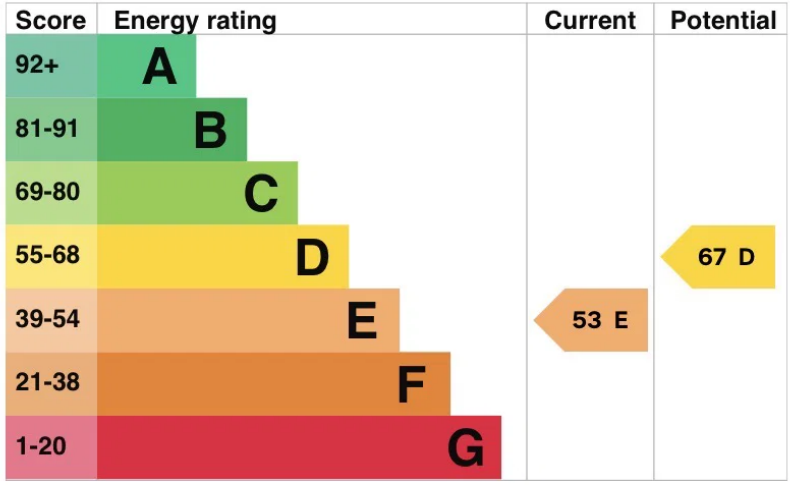
The property benefits from double glazing, oil-fired central heating, solar panels and an EV charging point.











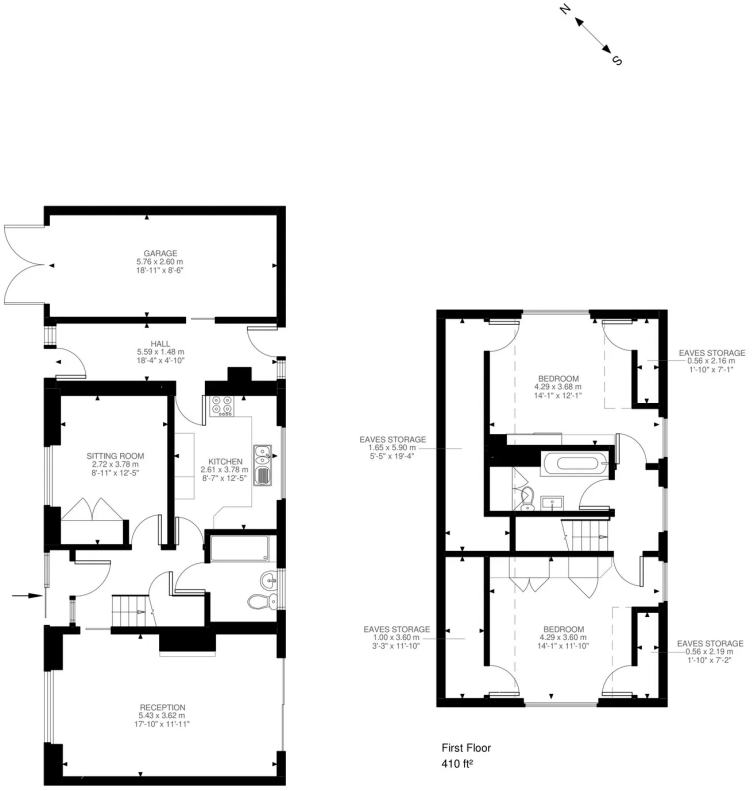




Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.


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