



Connells

Louise Road
DORCHESTER



Property Description

Situated in a popular residential area of Dorchester, close to shops, a pharmacy, doctors and well-regarded schools, this three-bedroom detached bungalow with loft room offers flexible accommodation, a private garden, and convenient access to local amenities.

The property is approached via a useful porch area with storage and space for coats and shoes, leading into an inviting open-plan kitchen/diner. The kitchen is well designed with space for appliances including a dishwasher, fridge, and fridge freezer, and flows through to a spacious sunroom with skylight. This bright and versatile room enjoys direct access to the South facing garden and includes an under-stairs utility area with space for a washing machine and dryer, as well as housing the boiler.

To the front of the bungalow, a separate sitting room offers a comfortable reception space.

From the hallway, there are three well-proportioned bedrooms – two doubles with fitted wardrobes and a single currently used as a home office. The accommodation is completed by a family shower room and access to a converted versatile loft room, also providing excellent extra storage together with a handy WC.

The South facing rear garden is partly laid to lawn with a generous patio area, ideal for entertaining or relaxing outdoors. Side access leads to the front of the property, which includes a parking space and a pretty front garden with flower borders.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a cupboard, a radiator and a door leading into the kitchen / dining room.

Kitchen / Dining Room

A door from the entrance hall leads into the modern fitted kitchen / dining room with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, space for a dishwasher, space for a fridge freezer, space for an included oven, ample space for a dining table and chairs, a radiator, a door to the lounge and doorways to the sun room and the rear hallway.

Lounge

A door from the Kitchen / dining room leads into the lounge with a double glazed window to the front aspect, a radiator, a television aerial socket and a telephone point.



Sun Room

A doorway from the open plan kitchen / dining room leads into the sun room with a radiator a skylight, a door to the utility room and a pair of french doors out onto the garden.

Utility Room

A door from the sun room leads into the utility room with plumbing for a washing machine, the boiler, a window to the rear aspect, a door leading to the garden and stairs leading up to the first floor.

Inner Hallway

A doorway from the kitchen / dining room leads to the inner hallway with doors to the shower room and three bedrooms.

Bedroom 1

A door leads from the inner hallway into bedroom 1 with a radiator, built in wardrobes and a double glazed window to the front aspect.

Bedroom 2

A door from the inner hallway leads into bedroom 2 with a radiator and a double glazed window to the side aspect.

Bedroom 3

A door from the inner hallway leads into bedroom 3 with a radiator, built in wardrobes and a double glazed window to the rear aspect.

Shower Room

A door from the inner hallway leads into the shower room with a shower cubicle, a WC, a wash hand basin within a vanity unit, an extractor fan, a heated towel rail and a double glazed window to the side aspect.

First Floor

Loft Room

Stairs lead up from the utility room to the loft room with a triple door fitted wardrobe, a door leading to the walk in wardrobe, access to eaves storage, a velux window and a door to the cloakroom

Cloakroom

A door from the loft room leads into the cloakroom with a WC and a wash hand basin within a vanity unit.

Outside Space

Front Garden

The front garden is laid to block paving and provides an off road parking.

Rear Garden

A pair of french doors from the sun room and a door from the utility room lead onto the south facing rear garden which is laid to a patio providing space for patio furniture with which to enjoy alfresco dining, a lawn and some mature plants in borders add colour and two sheds provide additional storage.

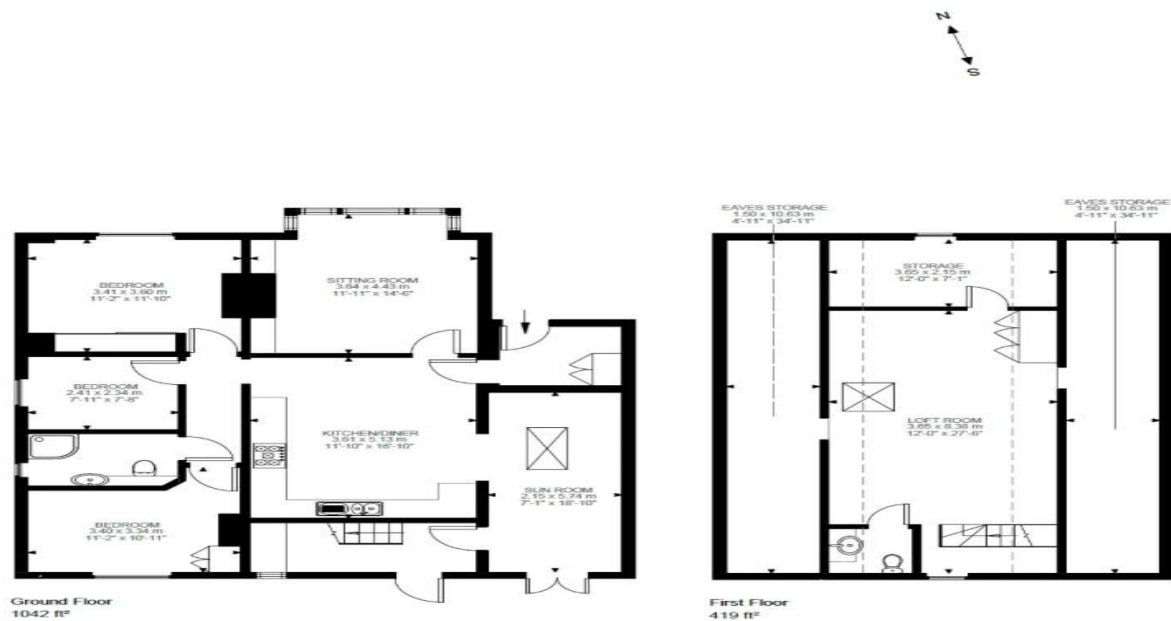
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Louise Road, DT1
Approximate Gross Internal Area
135.73 SQ.M / 1461 SQ.FT
(EXCLUDING EAVES STORAGE)
EAVES STORAGE: 34.65 SQ.M / 373 SQ.FT
INCLUSIVE TOTAL AREA 170.38 SQ.M / 1834 SQ.FT
KEY: CH = Ceiling Height
Restricted Head Height

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

To view this property please contact Connells on

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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309869



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: DCH309869 - 0003