



Instinct Guides You



## Dorchester Road, Dorchester, DT2 0BG £270,000

- Train Station Within Walking Distance
- Three Generous Bedrooms
- Parking Opportunity
- Nearby Shops And Public House
- Countryside And Riverside Walks
- Popular Dorset Village
- Versatile Layout With Separate Lounge And Dining Areas
- Shared Side Access
- Southerly Garden
- Cloakroom



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Set in the heart of Maiden Newton, this attractive TRAIN STOP village property enjoys a convenient position close to local amenities and surrounded by the idyllic Dorset countryside. The house combines character features with practical living space, including a spacious open plan sitting and dining area, a modern fitted kitchen with direct access to the garden, THREE GOOD SIZE BEDROOMS and a contemporary shower room. Outside, there is a easily maintainable, private SOUTHERLY garden with patio space, plus a useful store.

The front door opens into the charming, characteristic hallway, which leads down towards the lounge. A comfortable room, with exposed stonework, a fireplace and a window overlooking the front. From here, an opening leads through to the dining room, creating a generous combined living space with stairs rising to the first floor. The ground floor includes a CLOAKROOM.

At the rear of the house is the kitchen. The interior photographs show a modern range of wall and base units, wooden work surfaces, integrated appliances and double doors opening onto the patio and garden beyond. Slate style flooring is visible, and there is space for a breakfast table. Adjacent to the Kitchen, is a adjoining store room which is accessible down the side of property via a shared access alleyway, which also allows admission to the garden.

On the first floor, the landing connects to all rooms. Bedroom one is the largest of the three, positioned at the front with two separate windows which allows natural light to fill the room from the street. Both Bedroom's two and three have space for a double bed, as well as both having daylight seeping through as they overlook the rear garden backing onto the stream. The shower room photographs display contemporary tiling, a large shower enclosure, wash basin and WC, with a window allowing natural light.

**Living Room 11'9" x 11'7" (3.60 x 3.54)**

**Dining Room 11'7" x 7'5" (3.54 x 2.27)**

**Kitchen 11'9" x 8'10" (3.60 x 2.71)**

**Bedroom One 14'10" x 10'1" (4.54 x 3.09)**

**Bedroom Two 9'6" x 8'6" (2.91 x 2.61)**

**Bedroom Three 9'1" max > 6'1" x 9'1" (2.77 max > 1.87 x 2.79)**

**Shower Room 7'4" x 5'5" (2.24 x 1.66)**

**Downstairs Storage Room 9'0" x 3'3" (2.76 x 1.01 )**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G	53	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	