



2 Caernarvon Close  
Dorchester, DT1 2EH

**Asking Price £475,000 Freehold**



## 2 Caernarvon Close Dorchester, DT1 2EH

An extended four-bedroom detached family home offering a perfect blend of comfort and versatility with two spacious reception rooms. The second reception room can also serve as a fifth bedroom, catering to various family needs. This home features driveway parking, along with an integral garage and is situated on the outskirts of Dorchester. The property is ideally located in a popular residential neighbourhood, making it an excellent choice for families seeking a welcoming community.

### Porch

UPVC double glazing with internal door to the hallway

### Hallway

Stairs to the first floor, access to the kitchen, living room and WC

### Kitchen

11'1" x 8'10" (3.4 x 2.7)

Fitted kitchen with a range of eye and base level cupboards, spaces and plumbing for washing machine and dishwasher, Belfast sink with mixer tap, 4 ring gas hob with electric oven below and extractor fan above, quartz worktops, front aspect UPVC double glazed window.

### Living/Dining Room

21'3" x 11'5" (6.5 x 3.5)

Rear aspect UPVC double glazed and patio doors to the rear garden, Wood burner fireplace with external flu

### WC

Understairs cupboard, WC and wash hand basin

### Bedroom 1

14'9" max x 10'5" max (4.50 max x 3.20 max)

UPVC double glazing to the front and rear aspects, vaulted ceiling with feature exposed beams

### Ensuite

7'6" x 7'2" (2.3 x 2.2)

Quadrant corner shower cubicle, vanity unit with built in WC and Hand wash basin, Heated towel Rail and front aspect UPVC double glazed window.

### Bedroom 2

12'5" x 11'9" (3.80 x 3.60)

Rear aspect UPVC double glazed window

### Bedroom 3

10'2" x 9'2" (3.1 x 2.8)

Font aspect UPVC double glazed window

### Bedroom 4

11'5" x 8'2" (3.5 x 2.5)

Rear aspect UPVC double glazed window

### Bedroom 5/ Second reception room

14'9" max x 10'5" max (4.50 max x 3.20 max)

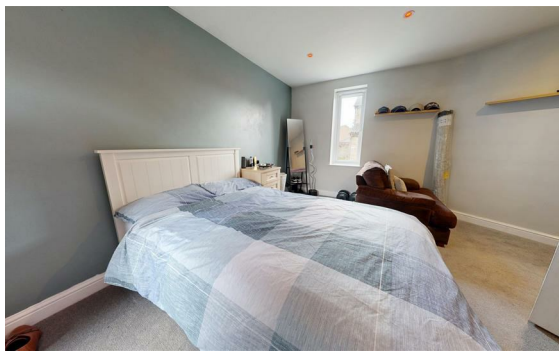
### Bathroom

Front aspect UPVC double glazed window, vanity unit housing the hand wash basin and WC,

### Garage

Up and over garage door and separate rear door accessing the garden





### Outside

Block paved driveway parking to the front bordered by mature shrubs and plants. The rear garden is predominantly laid to lawn with a patio abutting the rear elevation enclosed by a fences and a brick built wall with a mixture of trees and shrubs.

### Council Tax

Band D

### Other Information

Construction

Traditional cavity wall construction with brick and stone elevations under a tiled roof

Broadband (estimated speeds)

Standard - 14 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

Services

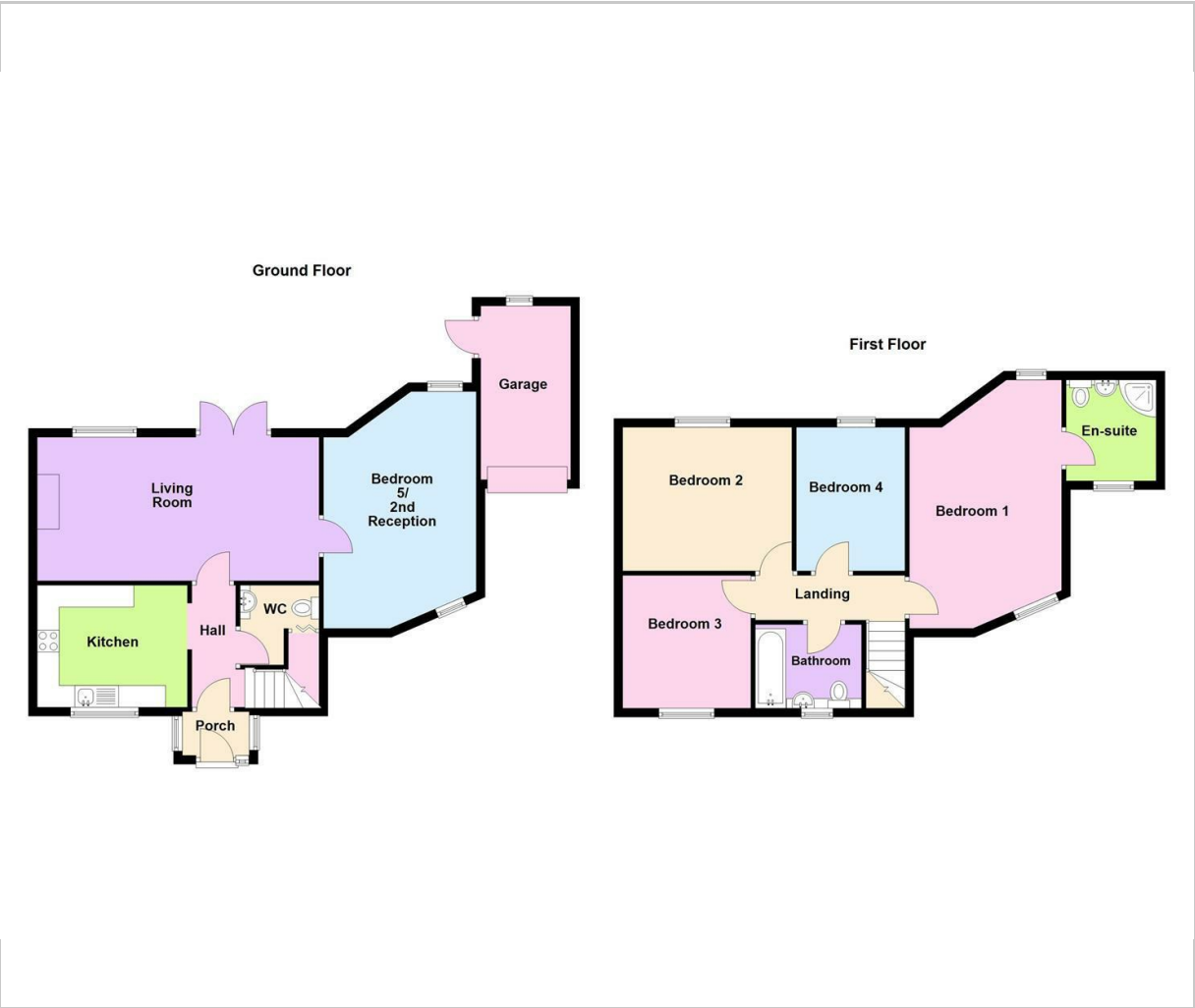
The property is supplied with mains gas, electricity and water, and mains drainage.

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

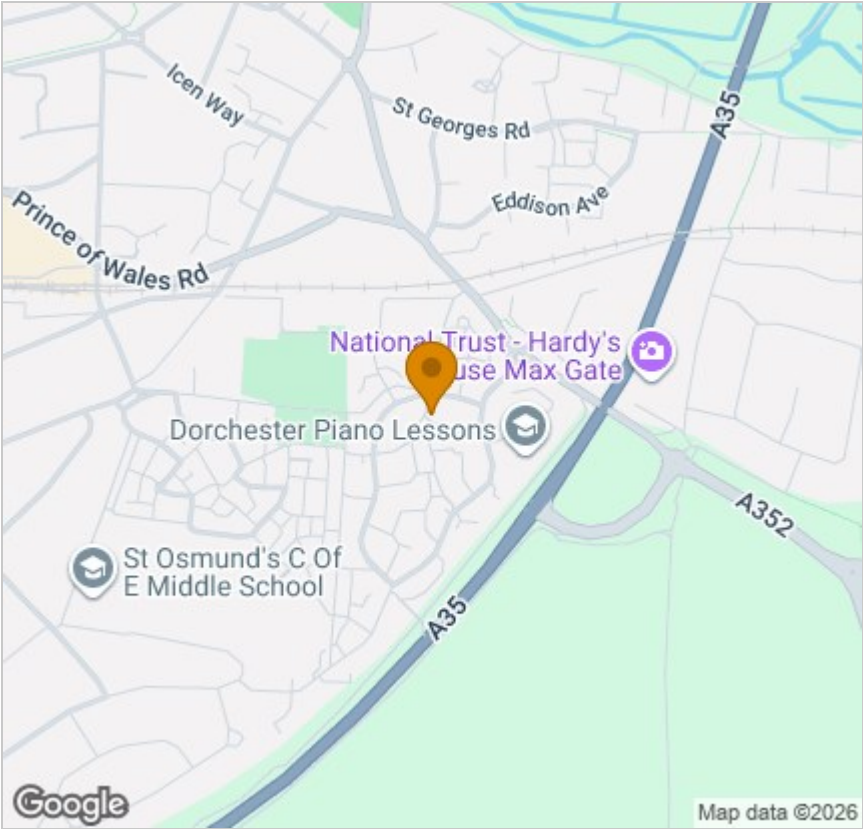


Viewing

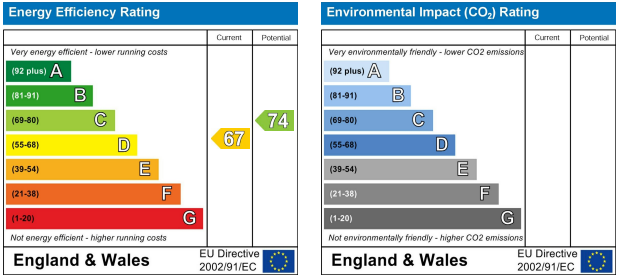
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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