



Garfield Avenue
Dorchester



Situated in a sought-after area within Dorchester and in close proximity to the town centre, is this three-bedroom detached family home. Further accommodation includes three reception rooms, family bathroom and a ground floor WC. Externally, the home enjoys a southerly facing, enclosed rear garden, garage and driveway. EPC Rating D.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Upon entry, you are taken through to the property's hallway, which in turn, grants access to the majority of ground floor accommodation including the WC.

The main living accommodation is located at the rear of the property, comprising a good-size sitting room, an adjoining dining room, and a modern fitted kitchen. The living room offers a front aspect window and seamlessly connects to the dining area through an open-plan layout, creating an inviting flow between the two. The dining space provides direct access onto the rear garden. The kitchen itself is fitted with a range of grey gloss wall and base level units with worksurfaces over. Appliances include a washing machine, Smeg dishwasher, Bosch oven, Bosch five-ring gas hob and Bosch fridge-freezer (all of which will stay).

The second reception room features a dual aspect and oak flooring throughout.

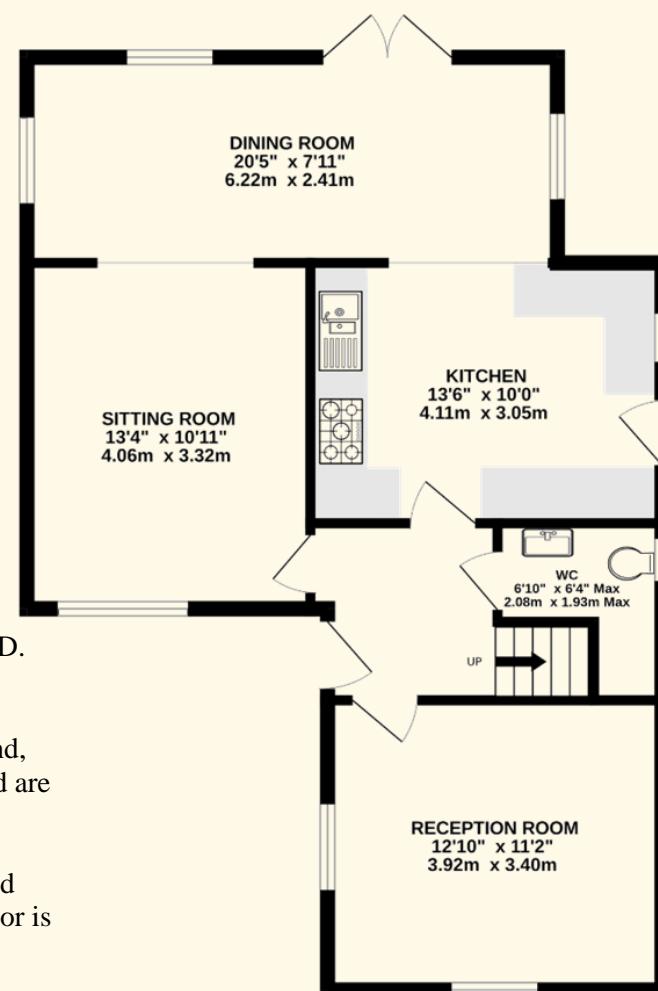
A set of stairs rise to the first floor where the bedrooms and family bathroom are situated.

All bedrooms benefit from either a front or rear aspect window allowing plentiful natural light to enter the rooms. Bedrooms one and two are double in size and further benefit from fitted wardrobes.

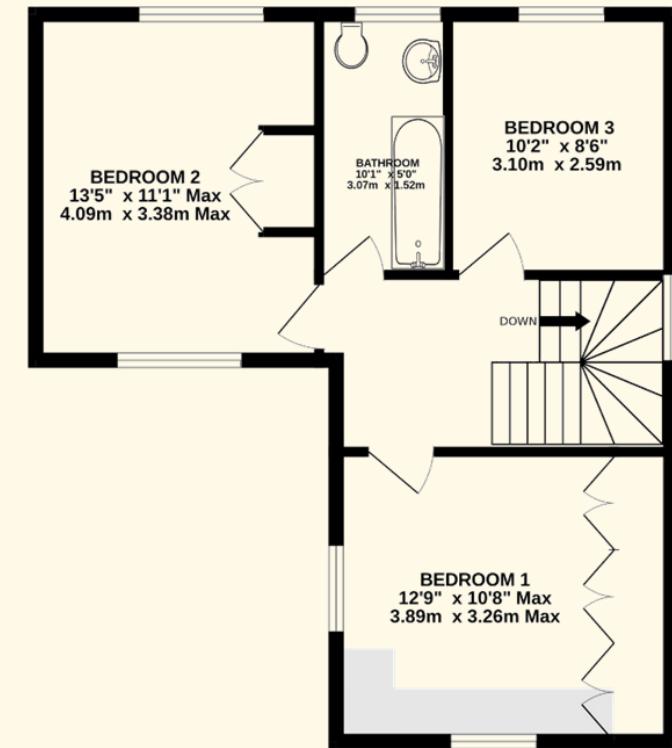
The family bathroom is furnished with a suite consisting of a panel enclosed bath with rainforest shower overhead, WC, wash hand basin and heated towel rail. The room is complete with tiled flooring and partly-tiled walls.

Outside, there is an enclosed garden to the rear, receiving a sunny southerly facing aspect and predominantly laid to lawn. A patio area abuts the property and creates the perfect spot for alfresco dining. There is a single garage and good-sized driveway providing ample off-road parking.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is D.

Broadband and Mobile Service:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Important notice: **Parkers** notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.