



Lime Close
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A beautifully presented four bed, detached family home, nestled in a quiet cul-de-sac situated in the centre of Dorchester, just off Queens Avenue. This extremely versatile home is comprised of a kitchen, utility room, a dining room and two reception rooms, a study, a ground floor W/C, and family bathroom. Externally, the home boasts a generously sized garden to the front and a south facing rear garden. EPC Rating TBC.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



A driveway leads to the front of the garage and sits alongside the impressive, well-maintained front garden. Entrance to this lovely home is via a glazed porch opening into a welcoming hallway, providing access to the kitchen, utility room, and ground-floor W/C. A second door leads to the remainder of the ground-floor rooms and the staircase to the first floor. The well-equipped kitchen comprises modern white shaker-style units with wood-effect laminate work surfaces. Integral appliances include an eye-level double oven and grill, dishwasher, fridge, and a four-ring electric ceramic hob. The work surface incorporates a one-and-a-half bowl sink with a mixer tap, with a water softener fitted beneath. The kitchen also benefits from a second door providing direct access to the garden. Adjacent to the kitchen is the utility room, which offers additional work surface space and plumbing for further appliances and space for a fridge freezer.

Completing the ground floor are two reception rooms, with the principal reception benefiting from a double aspect. Bi-folding doors, and a rear-aspect window offers a pleasant outlook over the garden. Two further rooms enhance the versatility of the home, comprising a dining room and a study. The first floor provides access to all four double bedrooms and the family bathroom. Two of the bedrooms benefit from fitted wardrobes. The bathroom has been renovated to a high specification and features a panel-enclosed bath with a waterfall shower over, a wash hand basin, and W/C. The room is tastefully finished with matt black fittings and subtle trim details, while wooden-effect tiles around the bath and basin create a modern and impressive finish.

Externally, the property boasts a south-facing rear garden that is predominantly laid to lawn and patio area providing space for outside furniture. The front garden offers a driveway providing off-road parking. The garage, with an up-and-over door, has been partitioned to create the utility room. Additionally, a timber shed offers further storage solutions.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Flood Risk:

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

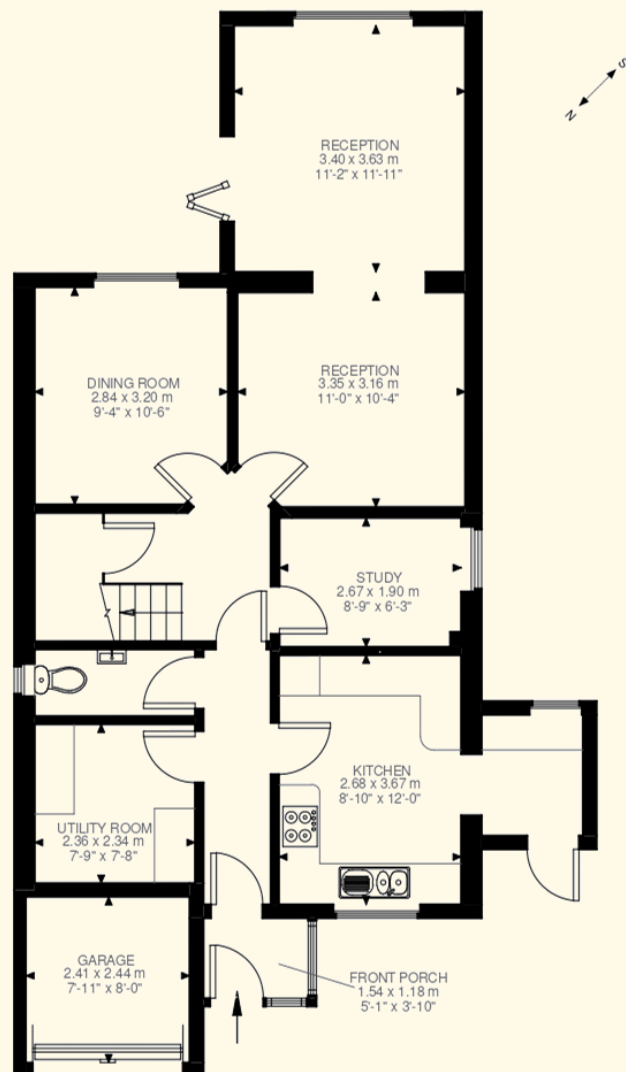
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

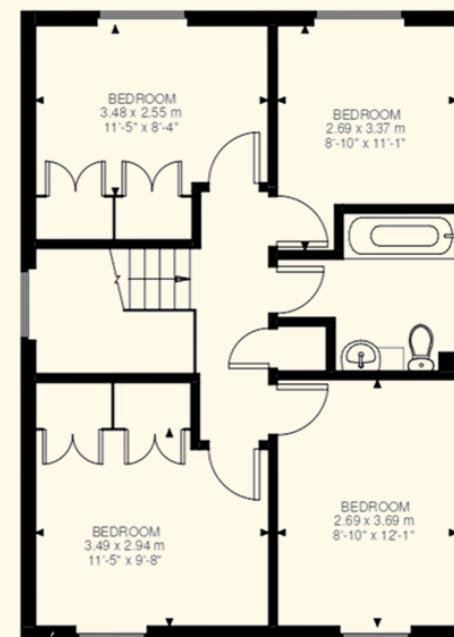


Ground Floor
814 ft²

Lime Close, DT1
Approximate Gross Internal Area
132.92 SQ.M / 1431 SQ.FT
(EXCLUDING GARAGE)
GARAGE 6.68 SQ.M / 72 SQ.FT
INCLUSIVE TOTAL AREA 139.60 SQ.M / 1503 SQ.FT
KEY: CH = Ceiling Height
[Restricted Head Height]

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.

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



First Floor
617 ft²