



Wyburn,
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain, this detached property comprises of three bedrooms, two reception rooms, a newly fitted kitchen, a family bathroom, a conservatory and a ground floor W/C. Externally, this lovely home benefits from a generously sized, fully enclosed, private rear garden. To the front, a gated driveway provides parking and access to the garage which offers excellent storage solutions and is fitted with power and lighting. EPC rating B.

Situated in the popular Victoria Park area of the county town of Dorchester with plentiful nearby amenities. Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. 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. The catchment schools are very popular with those in and around the Dorchester area and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



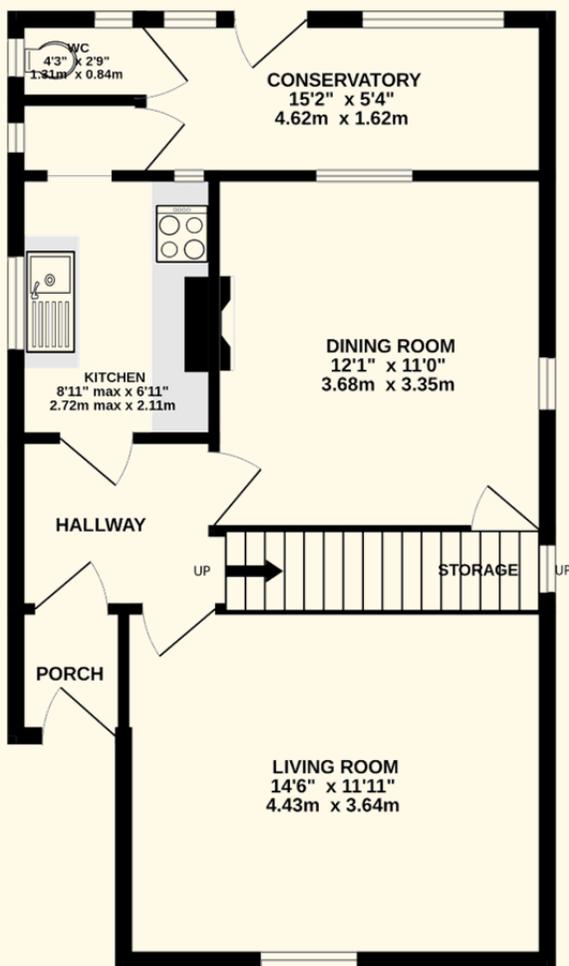
Double gates open onto a generous drive offering plentiful off-road parking for multiple vehicles. There is a mature front garden area and a storm porch leading to an entrance porch providing an ideal space for storing outdoor wear. A further door opens into the hallway, which provides access ground floor rooms with stairs rising to the first floor.

The living room is of a good size and features a front-aspect window that fills the room with natural light. The separate dining room benefits from a double aspect and an open fireplace with tiled surround, additionally there is access to a storage cupboard. The kitchen is fitted with a range of wall and base units with wood-effect work surfaces and matching upstands. There is an integrated Neff oven with electric hob and extractor hood above, and a 1½-bowl stainless steel sink and mixer tap positioned beneath the window. Space is provided for additional appliances. An opening leads through to a door that provides access to a good-size conservatory overlooking and offering direct access to the rear garden and a ground floor WC.

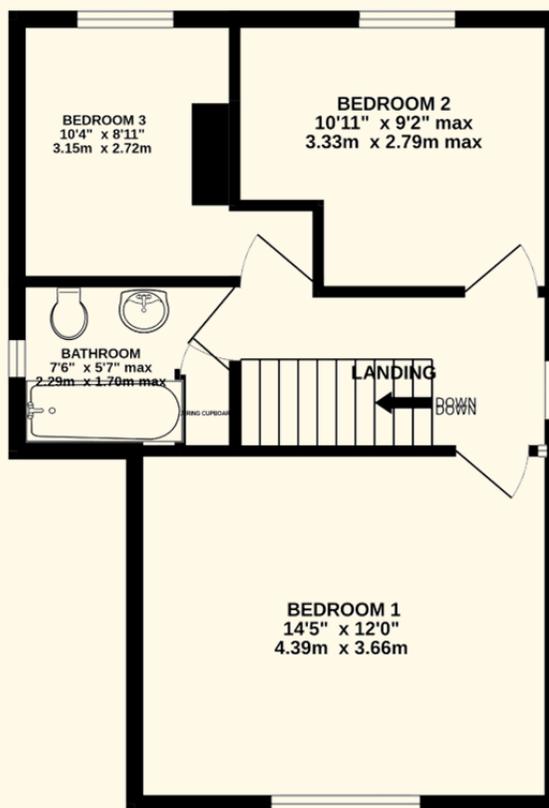
Stairs lead up to the first floor and all three bedrooms, each filled with natural light, fitted radiators, carpeted and finished with white painted walls. The bathroom is comprised of a panel enclosed bath, a W/C, a hand wash basin and an airing cupboard to store linen. The room is finished with part tiled walls and wood effect flooring.

Externally, there is a generously sized private garden. A well-positioned and generous patio abuts the rear of the property providing ample space for outdoor garden furniture. A path runs alongside a lawned area leading down to a further area where there is a greenhouse and mature plants and borders. The garage offers power and light.

GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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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.

Agents Notes:

Solar panels are included with the property and are owned outright.

We are advised that there should be net-zero with no associated energy costs (subject to volume of usage)

Damp proof course is installed.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ
Council tax band D

Services:

Mains electricity and water are connected.
Gas central heating.
There is an Air Source Heat Pump.

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>

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>