



3 Conway Drive, Dorchester, DT2 8EF

Asking Price £625,000 Freehold

Chalet - Detached

 4  2  2  C



# 3 Conway Drive

Dorchester, DT2 8EF

- Versatile Detached 4 Bedroom Family Home
- Located in the Popular Village of Broadmayne
- Open Plan Kitchen/Diner with Stylish Bi-Fold Doors to the Garden
- Beautiful Countryside and Rural Views
- Commutable Distance to Weymouth and Dorchester
- Ample Driveway Parking and Large Garage
- Well Maintained and Enclosed Rear Garden
- Separate Utility Room and Second Kitchen
- Viewings Come Highly Recommended

A spacious and beautifully presented versatile chalet bungalow in the popular village of Broadmayne within easy commutable distance to both Weymouth and Dorchester. This property has been lovingly and tastefully extended to provide ample living space with 4 bedrooms and 2 reception rooms, as well as a large open plan kitchen dinner with bi-fold doors opening onto a manicured garden with rural views. This desirable family home also offers ample driveway parking and garage, master en-suite and separate utility room. The property was previously adapted to accommodate for the care of a family member whilst still providing them with independence. Viewings are highly recommended to appreciate all that is on offer.



## Porch

### Entrance Hall

Access to all principle rooms, opening into the stairwell with skylight Velux window above the stairs rising to the first floor

### Living room

15'8" x 11'4" (4.8 x 3.46)

Large front aspect UPVC double glazed bay window, parquet flooring.

### Kitchen/Diner

23'11" x 14'5" (7.3 x 4.4)

Modern fitted kitchen with peninsula breakfast bar and worktop space, 5 ring induction hob with extractor above, integral dishwasher, eye level oven and microwave, 1 and a quarter stainless steel sink and drainer, ample eye and base level cupboards with space for large American style fridge freezer, dining area with underfloor heating and bi-fold doors opening onto the decking in the rear garden, external door and UPVC double glazed window to the side aspect and a internal door to the living room.

### Bathroom

12'1" x 7'10" (3.7 x 2.4)

Spacious bathroom with large walk in shower with glass screen, freestanding pill shaped bath, WC, vanity unit with wash hand basin, rear aspect UPVC double glazed window.

### Utility Room

6'6" x 4'3" (2.0 x 1.3)

Space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer

### Kitchenette

13'5" x 7'10" (4.1 x 2.4)

Large lantern roof top window, ample work top space with eye and base level cupboards.





**Bedroom 1** 11'1" x 10'2" (3.4 x 3.1)  
Front aspect UPVC double glazed window, built in wardrobe with large mirrored sliding doors

**Bedroom 2** 12'1" x 10'9" (3.7 x 3.3)  
Rear aspect patio doors into the rear garden, access to built in shower room

**WC** 4'3" x 2'3" (1.3 x 0.7)  
Wash hand basin, and WC

**Bedroom 3/Second Reception Room** 11'1" x 10'9" (3.4 x 3.3)  
Double bedroom with patio doors to the rear garden. This room was utilised as a living room accessed via the kitchenette.

**Garage**  
Light and power with electric up and over door.

**Bedroom 4** 13'9" x 10'9" (4.2 x 3.3)  
Spacious double bedroom with Velux cabrio balcony given lovely rural views, a further Velux window, en-suite and access to eaves storage from multiple openings.  
(Restricted head height).

**En-Suite**  
Bath with shower hose attachment, wash hand basin, WC and front aspect Velux window.  
(Restricted head height.)

**Outside**  
Front - Gated block paved driveway for multiple cars, with lawned area and with mature shrubs and plants enclosed by a wall and fencing.  
Rear - Predominantly laid to lawn with decking areas from all rear access doors, a water feature pond, patio area, hard standing for sheds and green house and area dedicated to a vegetable patch or working garden. Enclosed by fences and large mature trees and shrubs with rural views over the fields beyond.





**Council Tax**  
Band D

**Other Information**

Construction  
Traditional cavity wall construction with stone effect elevations under a tiled roof

Broadband (estimated speeds)

Standard - 3 mbps  
Superfast - 39 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.



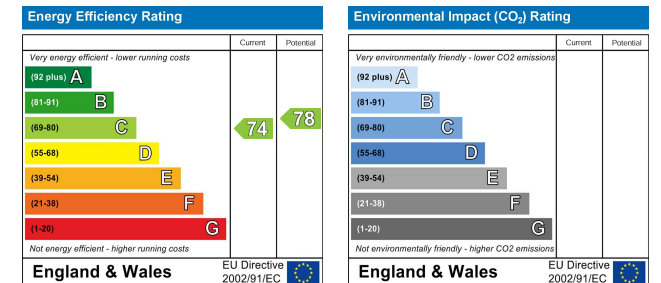
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)