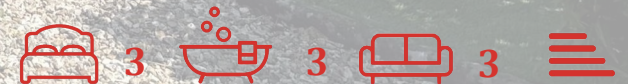




17 Green Lane
Dorchester, DT2 8BP

£465,000 Freehold



17 Green Lane

Dorchester, DT2 8BP

A three bedroom, three reception detached chalet bungalow with a large mature garden located in a quiet area in Green Lane Crossways within 6 miles of the County town of Dorchester and 10 miles of the coastal resort of Weymouth. The property offers spacious and flexible accommodation which has been well presented and maintained by the current owners making this an ideal home for a family or as a home for a couple approaching retirement looking to enjoy the lovely garden. Close by within Crossways are local amenities which include convenience store, doctors surgery, primary school. there is also access to some of the fantastic Dorset countryside close by.

Porch

Entrance Hall

walk in cupboard plus under stairs cupboard

Kitchen Breakfast Room

13'5" x 10'3" (4.10 x 3.13)

Fitted with an extensive range of oak fronted kitchen units with a sink unit set into worktops with range of drawers and cupboards below, wall mounted cupboards five ring range style cooker with oven and grill below, space for table and chairs

Lounge

21'8" x 14'9" narrowing to 11'5" (6.61 x 4.50 narrowing to 3.50)

Fire place with log burner, double doors on to patio and rear garden, built in storage cupboard

Sitting Room

8'10" x 8'6" (2.70 x 2.60)

Open plan between lounge and dining room

Dining Room

12'2" x 12'0" (3.73 x 3.66)

Double doors on to covered area and to rear garden

Inner Hallway

Bedroom 2

13'1" x 11'6" max measurements l shaped (3.99 x 3.51 max measurements l shaped)

Built in wardrobe

Bedroom 3

8'10" x 8'7" (2.70 x 2.63)

Currently used as a study, built in wardrobe

Shower Room

Compact shower room with shower cubicle WC & wash hand basin

Side Hall

Door to side path built in cupboard

Shower Room

Fitted with white suite offering a curved shower cubicle , wash hand basin and WC, part tiled walls

Utility Area

4'9" x 2'11" (1.45 x 0.90)

Plumbing for washing machine, sink

Landing

Built in cupboard





Bedroom 1
13'1" x 11'5" (4.00 x 3.50)
Velux windows front and rear

Dressing Room
8'8" x 5'4" increasing to 8'11" (2.66 x 1.63 increasing to 2.74)
Built in cupboards, velux window

Shower Room
Fitted with white suite offering a shower WC & wash hand basin velux window

Gardens
There is a large garden to the rear with patio area plus an ample lawned area and mature borders leading to a summer house 2.90 x 2.90 with decked area in front, to the rear is a large double shed area 1 is 2.24 x 2.80 & area 2 is 2.22 x 2.25 there is also a greenhouse and vegetable garden located behind the summer house

Garage & Parking
Detached garage 5.70 x 3.40 with power and light and an up and over door plus door to the rear garden with parking for two cars in front with additional parking for two cars on the other side of the property

Council Tax
Band D with Dorset Council

Utility Supplies
Mains water gas electric & drainage are connected

Construction
Traditional cavity Construction with brick elevations under a pitched roof

Phone and Broadband signal strength and coverage
Mobile phone signal strong O2, Vodafone is average, and poor for 3 & EE
Sky & BT tv is available, Virgin tv is not available
Broadband speeds standard 5 mbps Superfast 36 mbps, ultra fast 1800 mbps

Flood Risk
Very low risk of flooding from rivers sea or surface water

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

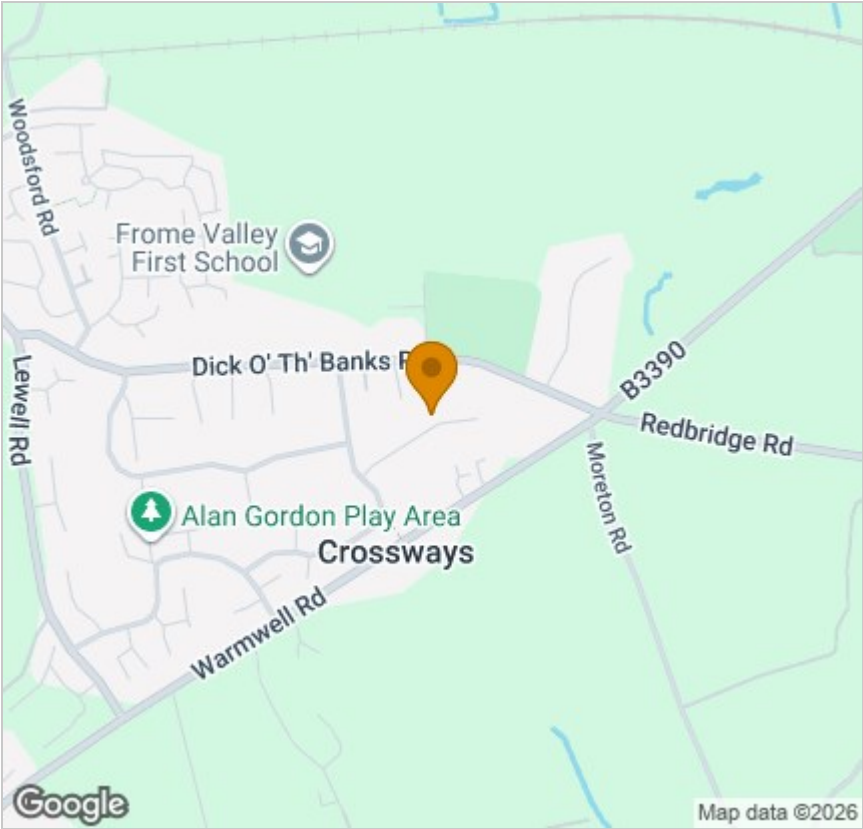


Viewing

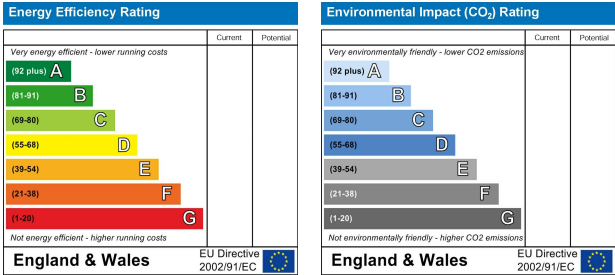
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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