



**Connells**

Garland Crescent  
Dorchester



## Property Description

Situated within the highly regarded Thomas Hardy Gardens development, this well-presented three, double bedroom detached family home offers spacious and versatile accommodation, ideal for modern living.

The property boasts a private driveway providing off-road parking and access to a single garage with power. Upon entering, the welcoming hallway leads to a convenient ground floor WC and a generous lounge, perfect for relaxing and entertaining, this flows seamlessly into a conservatory, which enjoys views over and access to the enclosed rear garden, creating an ideal space for year-round enjoyment. There is a bright and sociable kitchen-diner which forms the heart of the home, offering ample space for family meals and gatherings.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden is fully enclosed, making it perfect for children, pets, or outdoor entertaining, while the garage and driveway provide excellent storage and parking options.

## Ground Floor

### Entrance Hall

The entrance hall has a radiator, an understairs cupboard, stairs to the first floor and doors to the lounge, the dining room and the cloakroom.

### Lounge

The lounge has a double glazed window to the front aspect, a gas fire in a fireplace surround, two radiators, a telephone point, a television aerial socket and french doors leading into the conservatory.

### Conservatory

The conservatory has a radiator, triple aspect double glazed windows to the rear and side aspects and french doors leading onto the rear garden.

### Dining Room

The dining room has a radiator, a double glazed window to the front aspect and an opening leading into the fitted kitchen.

## Kitchen

An opening from the dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, undercut lighting, a two bowl stainless steel sink, a Neff electric double oven and an induction hob with an extractor fan overhead. a Worcester Bosch gas boiler and space and plumbing for additional white goods.

## Cloakroom

The cloakroom has a WC, a wash hand basin, a radiator and a double glazed window to the rear aspect.

## First Floor

### First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with a radiator, dual aspect double glazed windows to the front and rear, access to a part boarded loft via a ladder and benefitting from a light. Doors lead to the airing cupboard, the bathroom and to all three bedrooms.

## Bedroom 1

Bedroom 1 has dual aspect double glazed windows to the front and side aspects, a television aerial socket and a door to the ensuite shower room.

## Ensuite

The ensuite shower room has a WC, a wash hand basin, a radiator, and extractor fan, a shower cubicle and a double glazed window to the side aspect.

## Bedroom 2

Bedroom 2 has a radiator and a double glazed window to the rear aspect.

## Bedroom 3

Bedroom 3 has a radiator, a television aerial socket and a double glazed window to the front aspect.

## Bathroom

The bathroom has a WC, a wash hand basin, a bath with a shower above, a radiator, a shaver point, an extractor fan and a double glazed window to the rear aspect.

## Outside Space

### Front Garden

The front garden is laid out paving with borders of mature shrubs and trees and a path leads to the front door. There is also an outside light.

### Rear Garden

The private rear garden is mostly laid out paving and shingle and has borders containing established shrubs and trees. There are a variety of seating areas to be enjoyed throughout the day with paved sections providing the ideal alfresco dining spots. An outside tap and lighting benefit the external space. There is access from the garden to the garage and the driveway provides parking for up to three vehicles.

## Garage

17' 9" x 9' 6" ( 5.41m x 2.90m )

The garage has an up and over garage door, a double glazed window to the side aspect, a double glazed side door, plumbing for a washing machine, power and a light and can provide further parking if required.

## Driveway

The driveway provides off street parking for upto 3 vehicles.

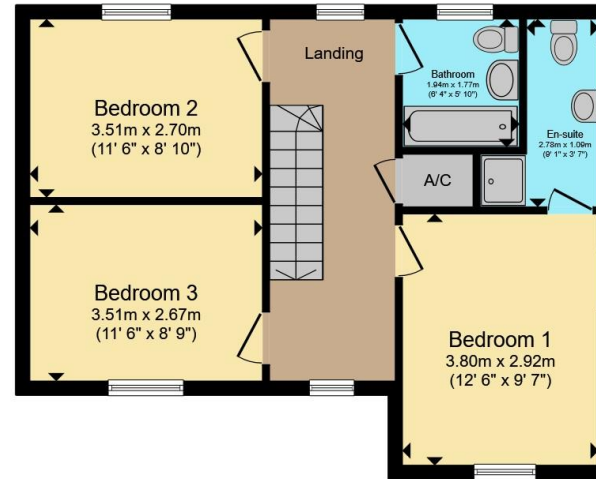








**Ground Floor**



**First Floor**

Total floor area 112.5 m<sup>2</sup> (1,211 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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