



Lucetta Lane

Dorchester

£425,000 Price Guide



PARKERS

PROPERTY CONSULTANTS & VALUERS



Situated within the highly regarded Thomas Hardy development in Dorchester, this well-appointed three-bedroom semi-detached residence offers thoughtfully arranged accommodation finished to a high standard throughout. Tucked away in Lucetta Lane, the property provides generous living space enhanced by contemporary improvements. The interior has been carefully modernized to create an elegant yet comfortable home, combining quality finishes with a welcoming and practical layout. Externally, the home boasts a good sized and private rear and front garden, a garage with an up and over door with power and space for parking. EPC Rating is C.

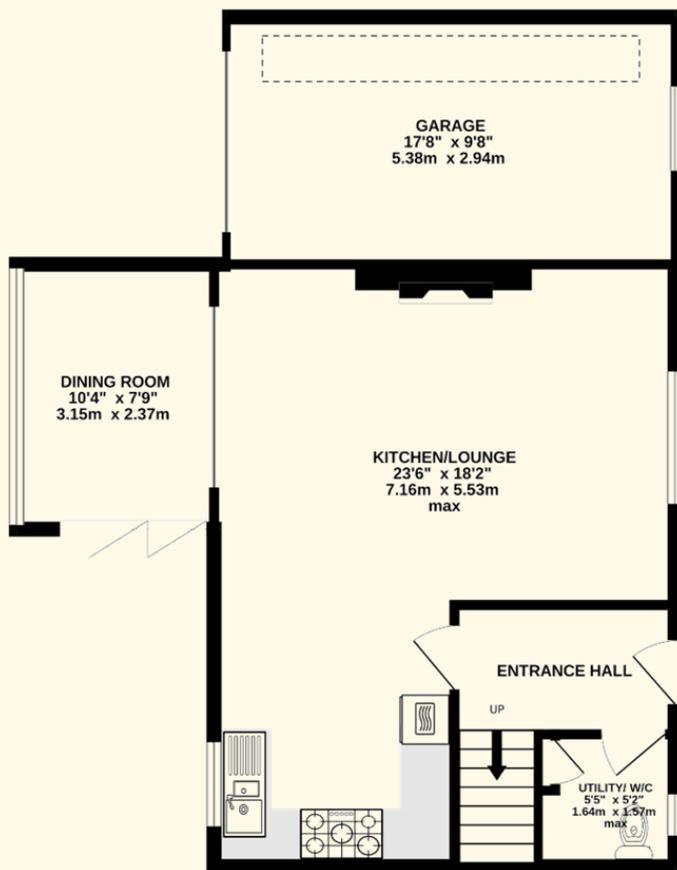
Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure center and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



Accessed via a generous front garden, a pathway leads to a partially glazed front door with storm porch. On entering, you are greeted by a stylish entrance hall with herringbone-style flooring that flows throughout, setting the tone for the rest of the home. The entrance hall provides access to the ground floor utility/WC, the open-plan kitchen/lounge, and stairs rise to the first floor. The impressive open-plan living space has been refurbished to an excellent standard and accessed via an attractive panelled glazed door. The kitchen features a newly fitted comprehensive range of wall and base units, complemented by integrated AEG appliances, including an eye-level oven and microwave. Contemporary tiled splashbacks and ceiling spotlights enhance the modern feel, while MK units replace socket outlets to further improve practicality. Additionally, the Worcester combi boiler is discreetly housed within the units. Flowing from the kitchen, the generous lounge area provides a comfortable and sociable space, with an attractive log burner creating a warm focal point. To the rear, a beautifully presented dining room offers ample space for dining furniture and benefits from newly fitted MK Logic Plus socket outlets with USB charging points. Bi-fold aluminium doors open onto the well-maintained garden to further enhance the space. The ground floor is completed with the well-equipped utility room, which includes a newly fitted two-in-one close-coupled WC with hand wash basin, plumbing for additional appliances, and under-stairs storage that provides excellent storage solutions.

Stairs lead to the first floor, providing access to all three bedrooms and the modern family bathroom. Two of the bedrooms are generously sized doubles, power points, and stylish vertical radiators, with one also featuring USB-enabled sockets and TV points. The versatile third bedroom also includes power points and a wall-mounted radiator. All rooms are complemented by oak doors and 100% wool carpet. The family bathroom is fitted with a contemporary suite, including a bath with shower attachment, stylish tiling, and a sleek wash basin with fitted vanity storage beneath. Herringbone-style flooring continues in this space, maintaining the modern theme throughout.

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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Externally:

Externally, the property benefits from a fully enclosed front garden, richly planted with mature shrubs and trees. To the rear is a good-sized garden, predominantly laid to lawn with an adjoining patio, perfect for outdoor furniture. A gate provides access to the garage and rear parking space.

Agents Notes:

Please note there is a TPO on this property.

Services:

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

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Council tax band C

Flood Risk:

Please check the website for the most current rating.

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

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. Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>

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>