



Nonesuch Close
Thomas Hardy Gardens



PARKERS

PRESTIGE COLLECTION



This attractive four bedroom detached family home is situated close to the county town of Dorchester, ideally positioned towards the end of a no through road in the popular residential area of Thomas Hardy Gardens. The property offers light and spacious accommodation that is finished to a very high standard throughout comprising a generous sitting room, a well appointed kitchen/diner, a sun room, a family bathroom, en-suite facilities to two bedrooms and a further cloakroom situated on the ground floor. In addition to its favourable size and location, the property benefits from a separate home office, a single garage and a delightful enclosed garden to the rear. EPC rating C.

Thomas Hardy Gardens is a picturesque residential area within close proximity to Dorchester town centre. The county town of 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. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



To the rear of the property there is an enclosed garden that is laid predominately to artificial grass with an area of decking abutting the property that provides the ideal space for alfresco dining.

Key Features:

This delightful family home offers a generous sitting room that is finished in tasteful décor and feature an attractive polished Portland stone recessed fireplace with slate hearth and wood burning stove. A wonderful adjoining garden room provides additional living accommodation whilst taking full advantage of the lovely outlook onto the garden. The room features an integral surround sound speaker system and ample hidden storage.

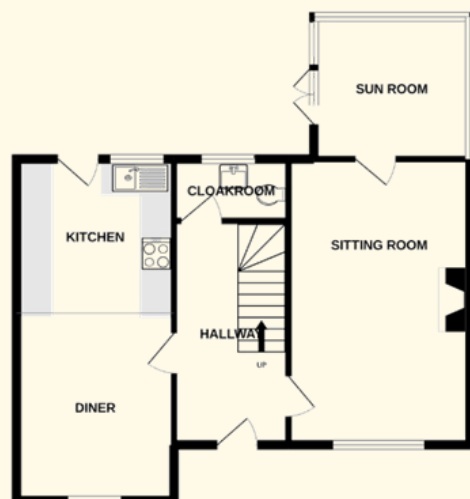
The modern kitchen/diner is well appointed, fitted with a comprehensive range of high gloss wall and base level units that provide ample storage options with Iroko hardwood work surface over. The room provides space for appliances and offers spot lighting.



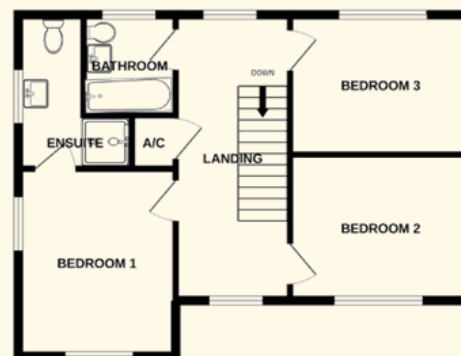
A glass balustrade staircase leads to the first floor where a landing provides access to three double bedrooms, the principal bedroom benefiting from en-suite facilities, together with the family bathroom, fitted with a suite comprising a low level wc, a vanity wash hand basin with storage below and a panel enclosed bath with shower attachment over. There is a further bedroom situated on the second floor together with a selection of fitted wardrobes and further en-suite facilities.

The property benefits from a single garage that incorporates a utility room and a home office, accessed via a set of French doors, that offers under floor heating, power, light and an alarm system. A driveway to the front of the property provides off road parking for two cars.

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.5 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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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Room Dimensions:

Sitting Room	5.41m x 3.43m (17'09" x 11'03")
Kitchen	2.95m x 2.92m (9'08" x 9'07")
Dining Area	3.43m x 2.95m (11'03" x 9'08")
Sun Room	2.95m x 2.69m (9'08" x 8'10")
Bedroom One	3.61m x 2.95m (11'10" x 9'08")
Bedroom Two	3.56m x 2.64m (11'08" x 8'08")
Bedroom Three	3.56m x 2.64m (11'08" x 8'08")
Bedroom Four	3.40m x 2.69m (11'02" x 8'10")

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.

Services: Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authority: Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E

Viewings: Strictly by appointment with the sole agents: Parkers Property Consultants and Valuers

Tel: 01305 340860