



Knapwater Walk
Dorchester

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This delightful, semi-detached property makes an ideal family home, close to the Dorchester Town Centre, local schools and further amenities. Accommodation comprises of a spacious sitting room, kitchen, three bedrooms, modern family bathroom and ground floor WC. Externally, the property benefits from a well-kept, rear garden, single garage and two allocated parking spaces. EPC rating C.

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 major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.



A short, paved path leads you to the property's entrance where you are met by an external door that leads you through to the hallway. From there, access can be gained to all principal ground floor rooms and ground floor WC.

The sitting room offers spacious dimensions and a dual aspect. The room also features a central fireplace with wood burning stove and wood effect mantle

The modern Kitchen has tiled flooring throughout and is fitted with a comprehensive range of wall and base level units and offers under stair storage. Integral appliances include a four-ring gas hob, double oven and 1 ½ bowl, sink and drainer. Further space is provided for additional appliances and a part glazed door allows direct access to the garden.

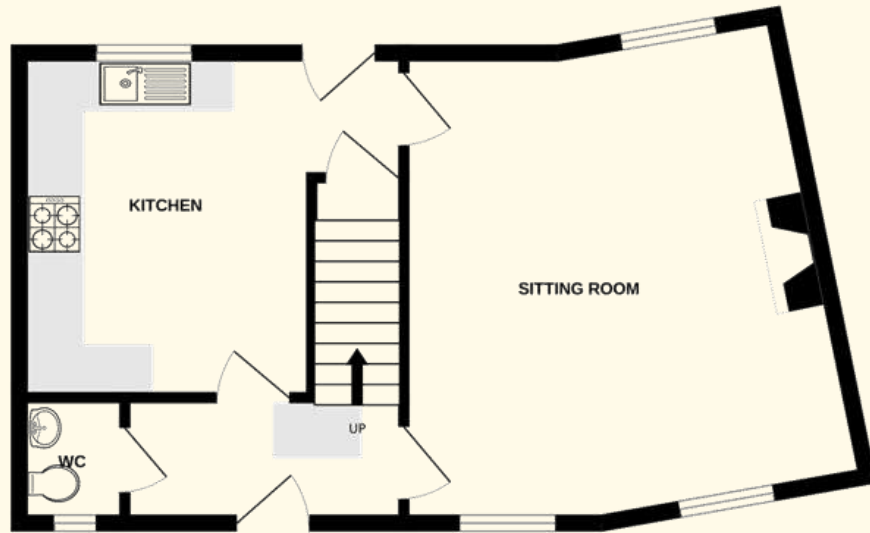
Stairs rise to the first floor where the bedrooms and family bathroom are situated.

The tastefully renovated family bathroom is fitted with a modern suite comprising of an enclosed bath with shower over, WC and wash hand basin with storage underneath. The room has part tiled walls with tiled flooring throughout.

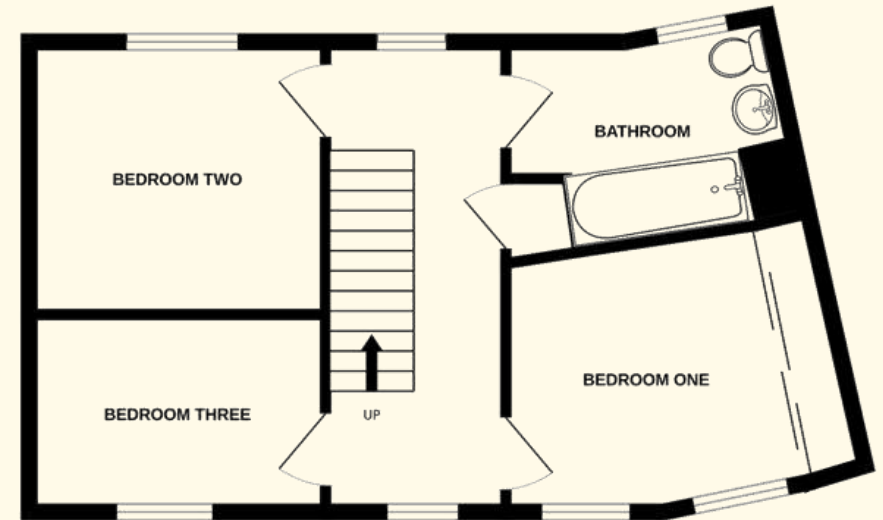
There are three bedrooms in the property all benefitting from a front or rear aspect window allowing plentiful natural light into the rooms. The main bedroom further benefits from fitted wardrobes.

Externally, the property offers a rear garden, with pedestrian gated access and areas of patio. An area of raised composite decking abuts the property and provides the ideal space for alfresco dining. Furthermore, the property provides a single garage with light and power, two parking spaces and electric car charging point.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Room Dimensions:

Sitting Room	5.82m x 4.95m (19'1" x 16'03")
Kitchen	3.63m x 3.07m (11'11" x 10'01")
Bedroom One	4.32m x 2.72m (14'2" x 8'11")
Bedroom Two	3.15m x 2.87m (10'4" x 9'5")
Bedroom Three	3.15m x 2.01m (10'04" x 6'07")

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.