



Ackerman Road  
Dorchester



This detached, light and airy family home is situated in the popular area of Dorchester within close proximity to the town centre. The property's accommodation is spread across three floors and comprises of a front aspect sitting room, modern kitchen/diner, four bedrooms, family bathroom and ground floor shower room. Externally, the property enjoys an attractive, south-westerly facing rear garden and driveway providing off-road parking. EPC rating B.

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 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 regular bus routes to adjoining towns.



Entrance to the property is via a UPVC door which opens onto the hallway with tiled flooring throughout. The property's hallway also offers access to all ground floor rooms including the ground floor shower room.

The sitting room features a front aspect window allowing plentiful natural light to enter the room and Ground flooring throughout.

Tiled flooring continues from the hall and into the modern fitted kitchen/diner. The kitchen area has a range of gloss wall and base level units with oak worksurfaces over. Integral appliances include a washing machine, double oven with five-ring gas hob and extractor hood over. There is space for a fridge-freezer and ample room for dining furniture. French doors provide direct access to the rear garden.



A set of stairs rise to the first floor where a majority of the bedrooms and family bathroom are situated.

There are three bedrooms on the first floor of the property, two double in size and one single. All bedrooms benefit from either a front or rear aspect window.

The family bathroom is furnished with a panel enclosed bath, WC and pedestal wash hand basin. The room is finished with wood-effect flooring throughout.

A further set of stairs rise to the second floor where the fourth bedroom is situated. The room is a good-size and houses the central heating boiler.

Externally, the property benefits from a spacious rear garden with an area of patio abutting the property and to the rear of the garden, creating the perfect spaces to place outdoor furniture. In addition, to the front of the property is a driveway.



#### Services:

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

#### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

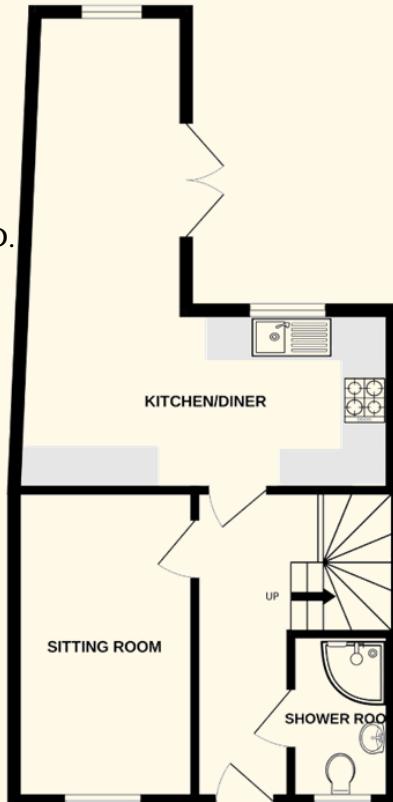
We are advised that the council tax band is D.

#### Viewings:

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers.  
Tel: 01305 340860.

**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.

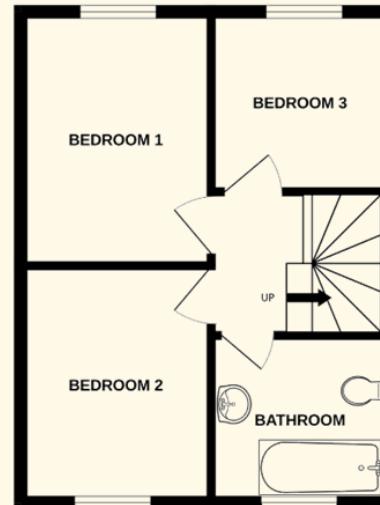
GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



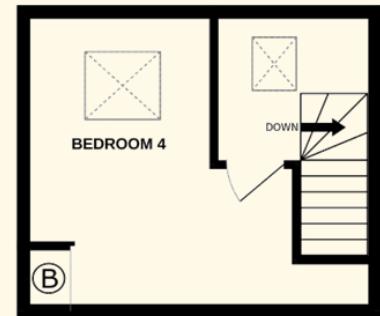
#### Room Dimensions:

Sitting Room	4.14m x 2.41m (13'07" x 7'11")
Kitchen/Diner	6.35m x 5.11m (20'10" x 16'09") max
Ground Floor Shower Room	2.18m x 1.27m (7'02" x 4'02")
Bedroom One	3.38m x 2.57m (11'01" x 8'05")
Bedroom Two	3.18m x 2.57m (10'05" x 8'05")
Bedroom Three	2.41m x 2.41m (7'11" x 7'11")
Bedroom Four	4.67m x 3.96m (15'04" x 13'00") max
Bathroom	2.41m x 2.18m (7'11" x 7'02")

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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