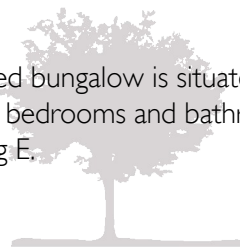




## Stanstead Road, Dorchester

OFFERED WITH NO FORWARD CHAIN. This three bedroom, link-detached bungalow is situated within the idyllic village of Maiden Newton and offers favourable accommodation including a spacious sitting room, kitchen, conservatory, three bedrooms and bathroom. Externally the property benefits from a shingled front garden and mainly lawned rear garden, garage and driveway providing off-road parking. EPC rating E.

Price guide £285,000



### Situation

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.

### Accommodation

#### Entrance

Entrance to the property is via a part-glazed UPVC door which takes you through to the hallway. From there access can be gained to all rooms excluding the conservatory and two useful storage cupboards are offered.

#### Kitchen 3.76m x 2.08m (12'04" x 6'10")

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is a stainless steel 1 ½ bowl sink and drainer with mixer tap and space provided for further appliances. The room is finished with wood-effect flooring throughout.

#### Sitting Room 4.93m x 3.43m max (16'02" x 11'03" max)

The spacious sitting room features a central stone fireplace with inset electric fire and a set of French doors which lead to the conservatory.

#### Conservatory 4.32m x 2.69m (14'02" x 8'10")

The modern conservatory adds further living accommodation to the property and offers a pleasant outlook on to the garden.

#### Bedrooms

There are three bedrooms at the property, two double in size and all with a front aspect allowing plentiful natural light to enter the rooms. Bedroom one additionally benefits from a selection of fitted storage options

#### Bedroom One 3.56m x 3.43m max (11'08" x 11'03" max)

#### Bedroom Two 3.56m x 2.62m (11'08" x 8'07")

#### Bedroom Three 2.31m x 1.83m (7'07" x 6'00" )

#### Bathroom 2.62m x 1.50m max (8'07" x 4'11" max)

The bathroom has part-tiled walls throughout and is furnished with a panel enclosed bath with electric shower over, WC and wash hand basin with storage below.





## Outside

Externally, the property benefits from an enclosed rear garden with a selection of mature shrubs and plants. The garden is predominantly laid to lawn with an area of patio abutting the property. Additionally, the home has a single garage and drive providing off road parking.

## Agents Notes:

Please note there is a trainline to the rear of the property.

Please note the property is timber framed.

## Services

Mains electricity, water and drainage are connected.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

## 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.

