



Weatherbury Way
Dorchester
£500,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This fabulous semi-detached family home is set within a generous plot on one of Dorchester's most sought-after roads. Accommodation includes a reception room, snug/diner, kitchen, a utility, ground floor WC, four bedrooms, with en-suite facilities to the principal bedroom and a family bathroom. Externally, there is beautifully tended, fully enclosed garden to the rear whilst the front of the property boasts a substantial driveway and an attached single garage. EPC rating 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 centre 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.



Entrance to this lovely family home is via a generous front drive offering parking for multiple vehicles. The front garden area is neatly presented with mature plants either side and a gravel area for low maintenance. A useful porch, with tiled flooring, offers a perfect place to decant and store outdoor wear before heading into the property's hallway where you are greeted with a set of stairs rising to the first floor, under-stairs storage and decorative Parquet flooring. A door leads to a good-size separate reception room where the Parquet flooring continues and a front aspect window offers plentiful natural light. An open fire with stone surround offers a central feature. The kitchen is fitted with a range of white, modern wall and base level units with worksurface over. Space and plumbing is offered for multiple appliances and a rear aspect window overlooks the garden. An opening lead to the utility room fitted with further units and worktop and there is space for a washing machine. A door opens to the garage and a further door offers access to the rear garden. The ground floor accommodation is completed with a generous snug/dining area, presented in neutral tones with wood effect flooring and sliding doors opening onto the rear garden. There are three bedrooms located on the first floor with two bedrooms enjoying built in storage. The family bathroom, also located on the first floor, is furnished with a modern suite comprising a panel enclosed bath with shower over, a wash hand basin with vanity unit beneath and heated towel rail. There is an airing cupboard housing the Viessman combi boiler. There is a separate WC. Stairs lead to the second floor where the loft has been converted to create a wonderful principal bedroom with en-suite shower facilities and eave storage. The rear garden is a generous and beautifully tended space, predominantly laid to lawn with a patio area abutting the property. Mature plants and hedging boarder the garden creating a secluded space and attractive outlook. To the rear of the garden is a vegetable plot with greenhouse and garden shed.

Weatherbury Way DT1

Approximate Gross Internal Area

129.52 SQ.M / 1394 SQ.FT

(EXCLUDING EAVES STORAGE)

EAVES STORAGE 9.21 SQ.M / 97 SQ.FT

INCLUSIVE TOTAL AREA 135.73 SQ.M / 1461 SQ.FT

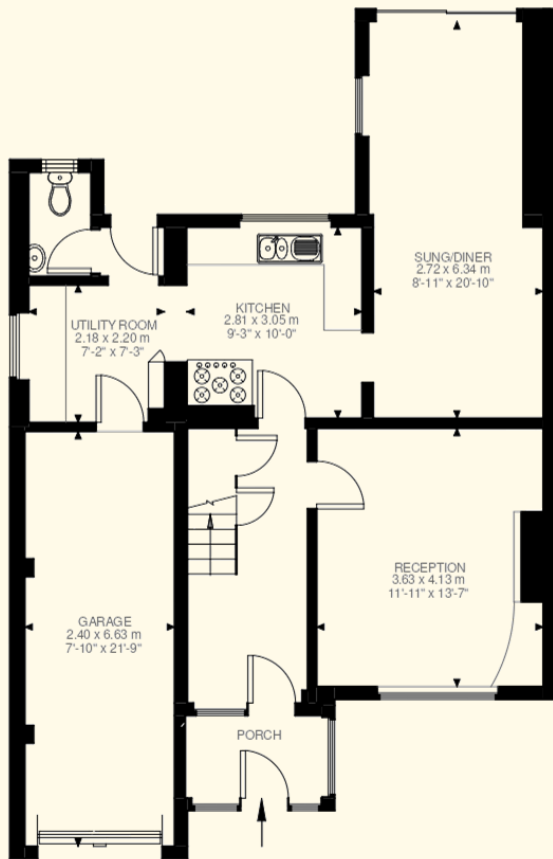
(EXCLUDING GARAGE)

GARAGE 17.26 SQ.M / 186 SQ.FT

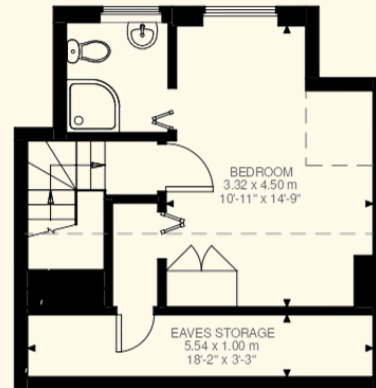
INCLUSIVE TOTAL AREA 152.99 SQ.M / 1647 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

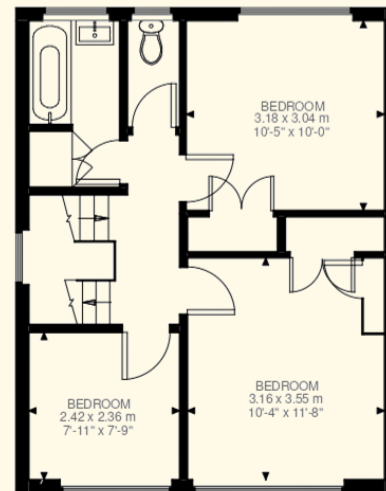
Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Ground Floor
686 ft²



Second Floor
248 ft²



First Floor
460 ft²

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 Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council Tax Band D.

Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.

Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

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>