

Connells

Alington Road
Dorchester

# Alington Road
# Dorchester DT1 1NT

for sale
**£375,000**







## Property Description

Situated in a popular residential location within Dorchester, this well-presented three double bedroom semi-detached home offers spacious and versatile accommodation throughout, complemented by an attractive rear garden and garden room.

The ground floor boasts a generous living/dining room, creating a fantastic social space for family living and entertaining, with the added benefit of a feature log burner providing a cosy focal point. The fitted kitchen is well-appointed with a range of wall and base units and features a central island unit, double electric oven, built-in hob and integrated dishwasher.

Also located on the ground floor is a family bathroom fitted with a standalone bath and separate shower cubicle, together with a convenient cloakroom.

To the first floor are three well-proportioned double bedrooms, offering ample space for growing families, guests or those working from home.

Externally, the rear garden has been designed for ease of maintenance and enjoyment, with an initial patio seating area leading via a patio pathway alongside an area of artificial lawn to a useful garden room, ideal as a home office, hobby room or additional entertaining space.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with a radiator, an understairs storage cupboard, stairs up to the first floor and doors to the bathroom and the dining room.

### Dining Room

A door leads from the entrance hall into the dining room with a radiator and doorways leading to the lounge and the kitchen.

### Lounge

A doorway from the dining room leads into the lounge with a double glazed bay window to the front aspect, a radiator, a log burner in a fireplace surround and a television aerial socket.

### Kitchen

A doorway from the dining room leads into the well-appointed modern fitted kitchen with a range of wall and base units and featuring a central island unit, a double electric oven, a built in hob, integrated dishwasher, space for a fridge freezer, underfloor heating and a television aerial socket. A doorway leads into the utility room and a pair of double glazed french doors lead out to the patio and the garden beyond.

### Bathroom

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, a heated towel rail, a bath, a shower cubicle, a double glazed window to the side aspect and an extractor fan.

## Utility

A doorway from the kitchen leads into the utility room with plumbing for a washing machine, a door to the cloakroom and a door to the garden.

## Cloakroom

A door from the utility room leads into the cloakroom with a WC, a wash hand basin and a double glazed window to the rear aspect.

## First Floor

## First Floor Landing

Stairs lead up from the entrance hall to the first floor landing with a double glazed window to the side aspect and doors to all three bedrooms.

## Bedroom 1

A door from the first floor landing leads into bedroom 1 with a television aerial socket, built in wardrobes, a radiator and a double glazed window to the front aspect.

## Bedroom 2

A door from the first floor landing leads into bedroom 2 with a radiator, a television aerial socket, the boiler and a double glazed window to the rear aspect.

## Bedroom 3

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

## Outside Space

## Rear Garden

A door from the utility room and french doors from the kitchen lead out onto the patio providing ample space for alfresco dining. A pathway alongside the artificial lawn leads to the garden room which could be utilised as a home office, a hobby room or for additional entertaining space.

## Parking

On street parking is available in the vicinity.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.












ROUTE
66
MOTEL








Total floor area 116.4 m² (1,253 sq.ft.) approx

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3 High West Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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