Woodlands

Broadmayne Dorchester, DT2 8EH

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Offers In Excess Of £325,000 Freehold

Hull Gregson Hull

Woodlands

Broadmayne Dorchester, DT2 8FH

- Ideal Family Home
- Southerly Aspect Rear Garden
- Two Reception Rooms
- Off Road Parking
- Detached Garage
- Well Presented
- Cul-De-Sac Location
- Broadmayne
- Local Amenities Nearby
- Great Link Between Weymouth and Dorchester

A well-presented three bedroom semi-detached home, ideally positioned in a quiet cul-de-sac within the quaint and sought-after village of Broadmayne, near Dorchester. Perfectly located between Dorchester and Weymouth, the property offers an excellent balance of village living with convenient access to a range of amenities, transport links, and coastal attractions.

The home boasts spacious and versatile accommodation, including two reception rooms, providing flexible living and entertaining space for modern family life. Externally, the property benefits from a generous southerly aspect rear garden, ideal for enjoying all-day sunshine, along with a garage and off-road parking.

Situated close to local amenities and beautifully maintained throughout, this property presents an excellent opportunity for those seeking a comfortable home in a peaceful yet well-connected location.

Entering the property, a spacious hallway provides a welcoming first impression and leads through to the main living accommodation, with stairs rising to the first floor. The lounge is a well-proportioned room, enhanced by a large window that allows plenty of natural light to flood the space. Flowing seamlessly through to the dining area, this layout offers a sociable and practical arrangement, with patio doors opening onto the rear garden—perfect for combining indoor and outdoor living.

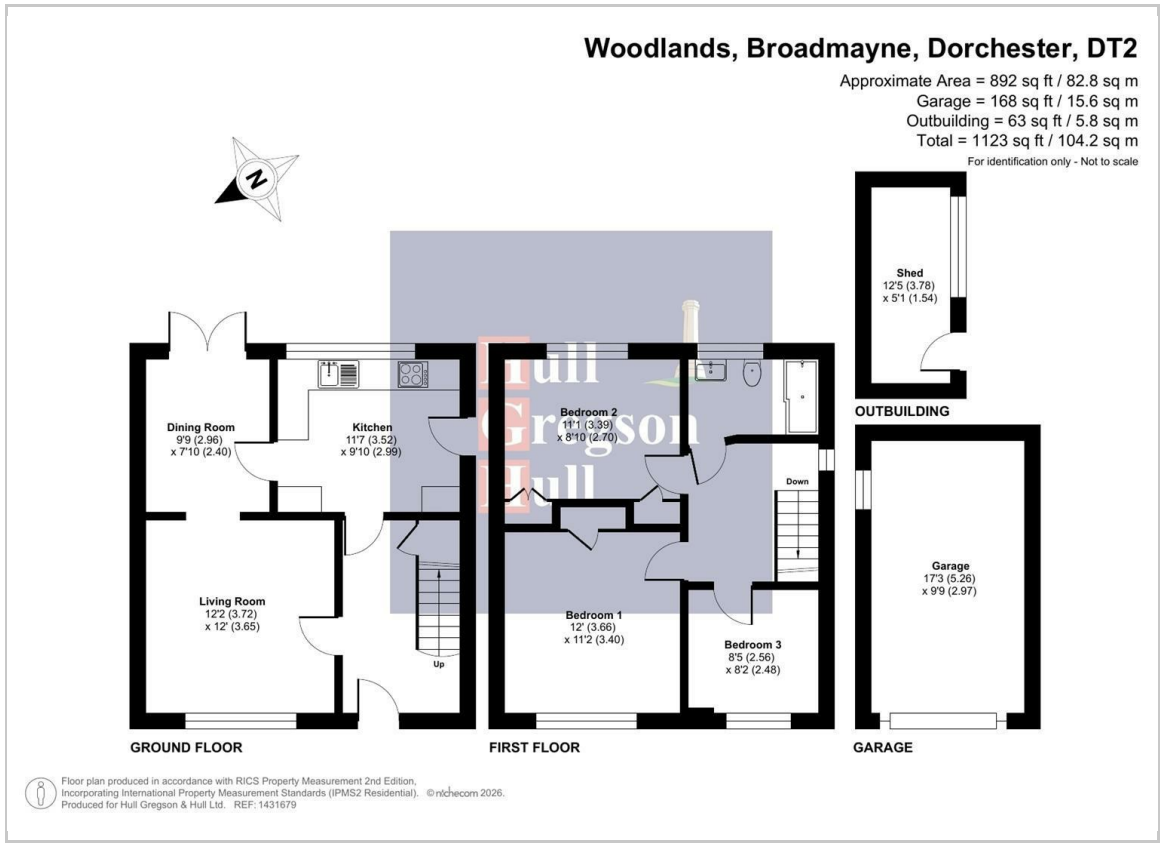
The kitchen is well-equipped with a range of eye-level and base units, ample work surface, and plumbing for a washing machine, along with convenient access to the side of the property where you will find an additional store area with power and lighting, currently used as a utility room.

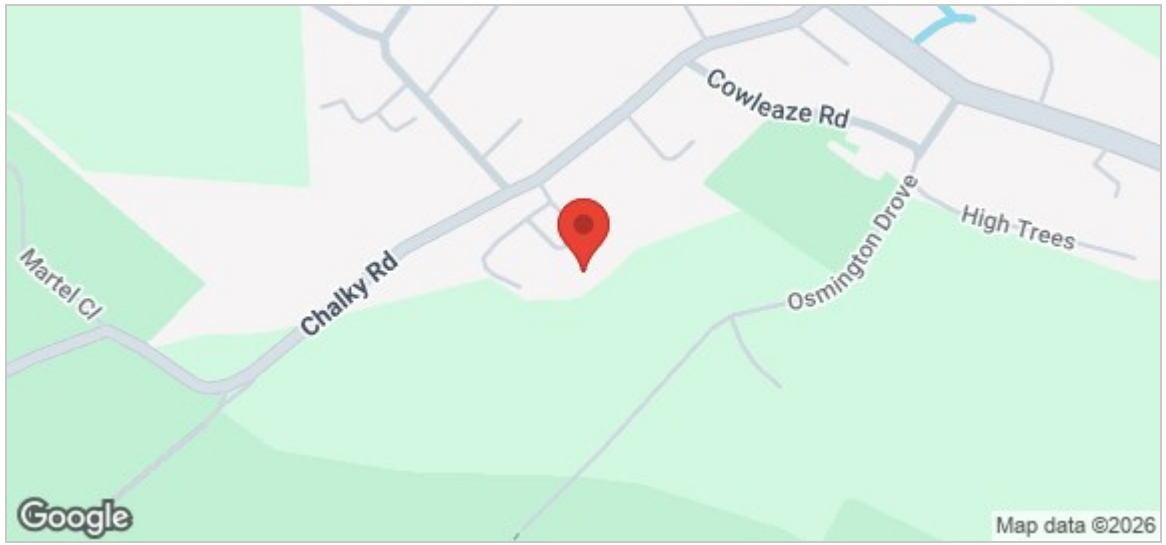
Upstairs, there are three bedrooms, all served by the family bathroom. Bedroom one is a generous double room positioned at the front of the property and benefits from built-in storage. Bedroom two is located at the rear, enjoying views over the southerly aspect garden and also featuring a built-in wardrobe. Bedroom three is a comfortable single room, ideal as a bedroom, nursery, or home office.

The family bathroom is fitted with a modern suite, complemented by decorative tiling, and includes a P-shaped bath, vanity wash hand basin, and W.C.

Externally, the southerly aspect rear garden is a real highlight, enjoying sunshine throughout the day. Immediately off the dining room is a patio area with a pergola, ideal for outdoor dining and summer entertaining. This leads onto a generous lawn, which extends to a raised decked area at the rear, along with access to the garage and off-road parking.

To the front, a shingle area and pathway lead to the entrance, with the added benefit of gated side access.





Living Room
12'2" x 11'11" (3.72 x 3.65)

Dining Room
9'8" x 7'10" (2.96 x 2.40)

Kitchen
11'6" x 9'9" (3.52 x 2.99)

Bedroom One
12'0" x 11'1" (3.66 x 3.40)

Bedroom Two
11'1" x 8'10" (3.39 x 2.70)

Bedroom Three
8'4" x 8'1" (2.56 x 2.48)

Garage
17'3" x 9'8" (5.26 x 2.97)

Shed
12'4" x 5'0" (3.78 x 1.54)

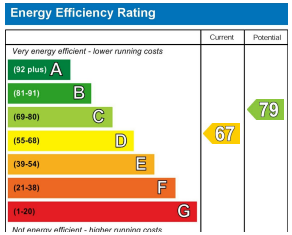
Dorchester Additional Information

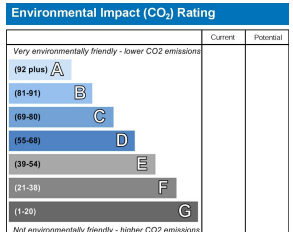
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi Detached
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of
representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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