



**15 BARROW CLOSE**

Dorchester, DT1 2HG

**Price £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom semi detached family home situated on the popular Castle Park development in Dorchester. The property is being offered for sale with no forward chain and benefits from a newly laid driveway with off road parking for two cars side by side, a single garage, good size sitting/dining room, fitted kitchen and well stocked rear garden. The house occupies a quiet cul-de-sac position and an internal viewing is highly recommended.

## Situation

The Castle Park Development is situated in a convenient location for the centre of Dorchester and is within the catchment area for very well regarded local schools. A Tesco supermarket is nearby and it is a short drive to the Dorset countryside and the Jurassic Coast with it's stunning beaches and cliff top walks.

## The local area

The county town of Dorchester is steeped in history and there are many places of interest and museums. There are two mainline stations giving regular services to both London Waterloo and Bristol Temple Meads. The town boasts a number of independent shops, coffee shops and restaurants, two cinemas and the modern entertainment complex at Brewery Square.

## Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Entrance Hall

The house is entered through a double glazed front door and there are stairs to the first floor with a useful understairs cupboard. A door leads to the GROUND FLOOR CLOAKROOM with close coupled WC, wash hand basin and a obscure glazed window to the front.

## Sitting/Dining Room

23'7" x 11'11" narrows to 9'4" (7.19 x 3.65 narrows to 2.85)

This is a light and spacious double aspect room with pictures windows to the front and overlooking the garden. A feature wooden fire surround with an electric fire.

## Kitchen

11'6" x 8'9" (3.53 x 2.67)

The kitchen has been fitted with an excellent range of modern and attractive hi gloss wall and base cabinets. Ample worksurfaces incorporate a stainless steel sink unit with mixer taps and a Neff four ring electric hob with extractor over. There is a further Neff eye level fan assisted oven, space and plumbing for a washing machine and a wall mounted Viessmann central heating boiler. A window overlooks the rear garden and there is a door to the covered walkway which gives access to the garage and rear garden.

## First Floor Landing

With doors to all principle rooms and a window to the side. A fitted cupboard houses the hot water cylinder.

## Bedroom 1

11'2" x 10'10" (3.41 x 3.31)

A double bedroom with a window to the front of the property.

## Bedroom 2

12'0" x 9'8" (3.66 x 2.97)

Another double bedroom overlooking the rear garden.

## Bedroom 3

8'2" x 7'5" (2.49 x 2.28)

A single bedroom to the front of the house with a built in wardrobe.

## Shower Room

The shower room has an enclosed shower cubicle with a power shower, pedestal wash hand basin and a close couple WC. The walls are part tiled and an obscure glazed window gives natural light.

## Outside

To the front of the property is a newly laid resin bonded driveway giving off road parking for two cars side by side and there are well stocked borders. To the side of the house is a door leading to a covered walkway which gives access to the Garage and the rear garden. There is a personal door to the SINGLE GARAGE which has an electric roller shutter door, power and light. A door from the walkway leads to the rear garden. The front portion of the garden is mainly laid to lawn with a paved patio area and borders stocked with a variety of mature plants and shrubs. The rear portion is given over to growing fruit and there is a greenhouse and two sheds. The areas are divided by a trellis fence.

## Material Information..

Additional information not previously mentioned

- All mains service connected.
- Water Meter
- Gas central Heating
- Flooding in the last 5 years. No
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we

recommend potential buyers to use the

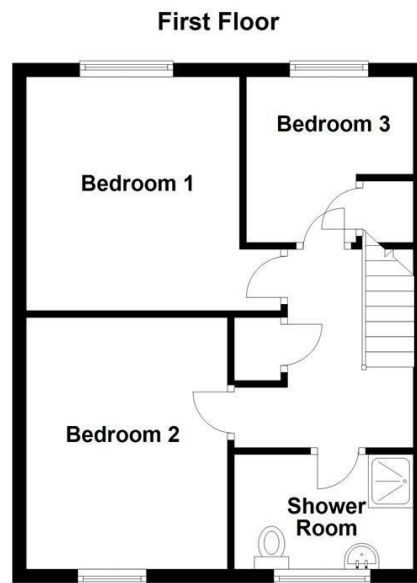
Ofcom checkers below:

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Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

