

Mellstock Avenue

Dorchester

£425,000

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28 Mellstock Avenue, Dorchester, DT1 2BE







Situated in the popular Manor Park area of Dorchester, this spacious three-bedroom home offers versatile accommodation, including three reception rooms, a conservatory and a separate utility room with WC. The property benefits from two generous double bedrooms with fitted wardrobes, a third single bedroom and a family bathroom. Requiring modernisation throughout, the house presents an excellent opportunity for purchasers looking to update and personalise a property to their own tastes. Externally, there are spacious front and south-facing rear gardens, featuring lawn and patio areas, mature trees and established planting. Further benefits include a driveway and double garage with an electric up-and-over door, power and lighting. EPC rating D.

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.








Stepping through the front door, you enter the porch, which leads into the entrance hall, providing access to the principal reception rooms and kitchen. The main living room is a spacious reception room featuring an open fireplace and sliding doors leading through to the conservatory. The conservatory enjoys views of the rear garden and provides an additional space to relax and enjoy the outdoor surroundings. Adjacent to the kitchen is a further reception room, which could comfortably accommodate a dining table and chairs, making it an ideal dining room for family meals and entertaining. The kitchen offers a practical layout, with a useful pantry cupboard, stainless steel sink with drainer and space for an oven, dishwasher and washing machine. There is also a ground-floor WC conveniently located nearby. The property has previously been extended to create a third reception room, offering versatile additional accommodation. This dual-aspect room benefits from windows on two sides, allowing natural light to flow through and providing flexibility for use as a family room, home office or additional sitting room. The adjoining utility room offers further practical space, with room for white goods, as well as a hand basin and WC.

Moving upstairs, the first floor comprises three bedrooms and the family bathroom. Bedrooms one and two are both well-proportioned double rooms, each benefiting from fitted wardrobes. Bedroom three is a single room, also featuring a fitted wardrobe. The family bathroom comprises a bath with shower overhead, WC and wash hand basin with useful storage beneath.

Externally, the home benefits from front, side and rear gardens, offering a combination of lawn and patio areas. Mature plants and a variety of trees add character and greenery, creating an established outdoor space. A pathway leads to the driveway and double garage, which benefits from an electric up-and-over door, power and lighting, providing useful parking and storage facilities.

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

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Mobile & 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.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

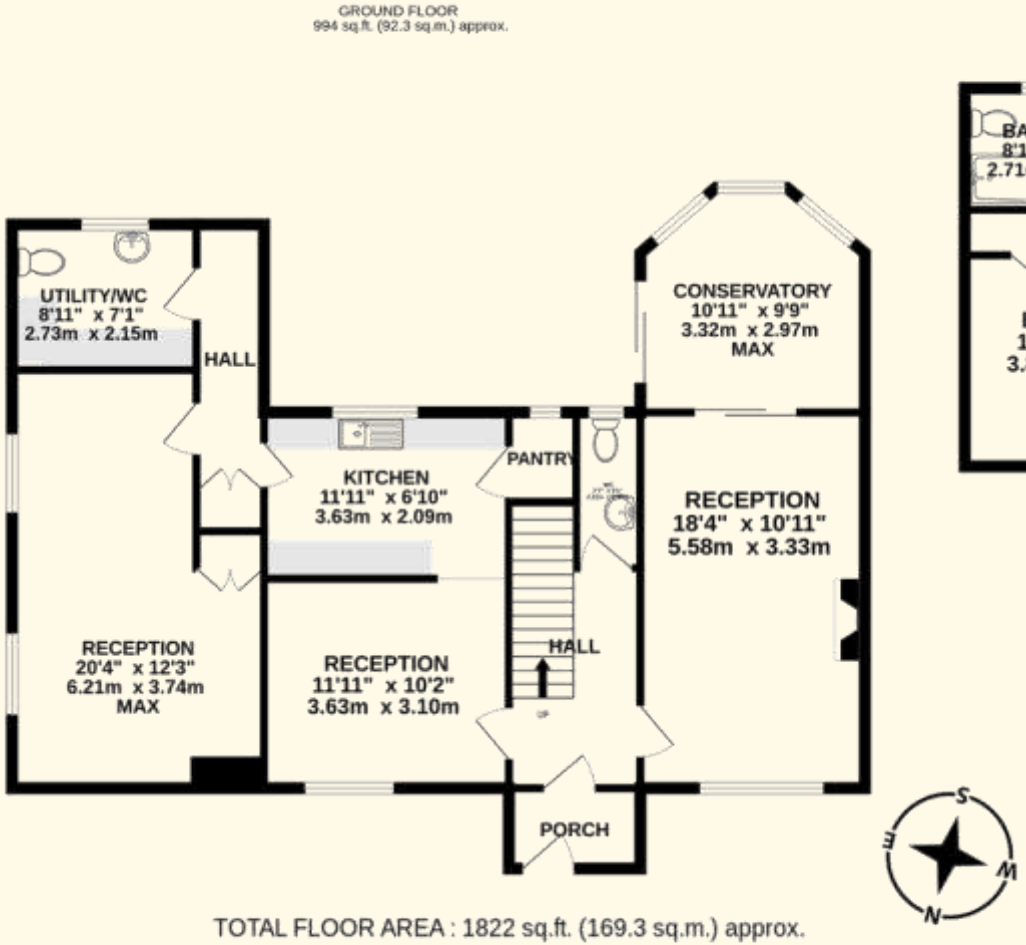
Tel: 01305 211970

Council Tax Band D.

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-landtax/#!/intro



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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