# THREE LANES WAY

DORCHESTER, DT2 8GE

# OFFERS IN EXCESS OF £400,000

- Semi-detached newly constructed family home
- 3 bedrooms
- Family bathroom, master ensuite & cloakroom
- Well proportioned living room
- Generously sized kitchen/dining room
- Garage
- Landscaped gardens
- Popular village location

This three bedroom semi-detached family home is part of a select development on the fringes of the popular village of Puddletown and just a short drive from the county town of Dorchester. Newly constructed to an excellent specification accommodation also includes a superb kitchen/dining room, lounge, bathroom, ensuite and cloakroom. A garage and private rear garden completes the picture!

Bridleways is a delightful newly constructed collection of quality character homes, nestled on the outskirts of the pretty, desirable village of Puddletown in the heart of the Dorset countryside, yet within easy access of the County town of Dorchester and the many amenities it offers.

The A31 provides good road network access to Devon and Cornwall to the west and Poole, Bournemouth, Southampton and beyond eastwards. A mainline rail station is located at Dorchester, for express trains to London and there are airports at Bournemouth, Southampton and Exeter. And of course the world renowned Heritage Jurassic coastline is just a short drive to the south with superb beaches and stunning seascapes!

Puddletown itself is a strong community set within the rolling hills of the county and offers excellent local amenities including well regarded first and middle schools, with senior state schools in Dorchester, as well as a good selection of public schools throughout the locality.

The development offers a selection of three and four bedroom, detached and semi-detached family homes, each equipped with a high specification of fixtures and fittings throughout, combining modern day living with traditional charm.

Notable features include:
Superb, fully fitted kitchens with quartz worktops and a generous range of integrated appliances including, oven, hob and extractor, fridge/freezer, dishwasher and washer/dryer.
Co-ordinated utility room with sink and storage (where applicable).
Bathrooms, Ensuites and Cloakrooms fitted with contemporary white sanitaryware and heated towel rails to bathroom and ensuites.
Porcelanosa floor tiles to bathroom and ensuites.
Amtico flooring to kitchen, dining room, utility and cloakroom
Chrome door furniture and sockets throughout
Externally, each property benefits from a garage and driveway parking and neatly landscaped front and rear gardens with paved rear patio, planted borders and trellis and on selected properties -
pergolas over the patio. There is also an outside tap.

14 Three Lanes Way is a semi-detached, three bedroom home with garage and driveway parking.

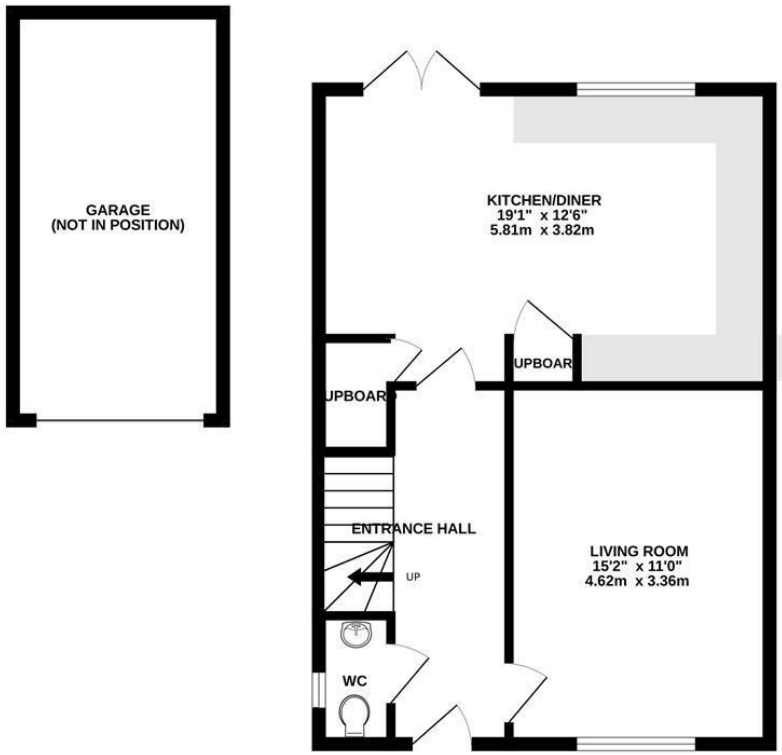
On the ground floor, the well proportioned living room overlooks the front of the property, whilst a generously sized kitchen/dining room spans the rear of the property with window and french doors opening to the rear garden. There are two useful built-in storage cupboards accessed from this room and a cloakroom is set in the hallway,beside the stairs leading to the first floor.

Each of the three bedrooms on the first floor have built-in storage space and the master, enjoying a front aspect, also has an adjoining stylishly appointed ensuite shower room, whilst the remaining two bedrooms are served by a modern family bathroom. An airing cupboard is located on the landing.

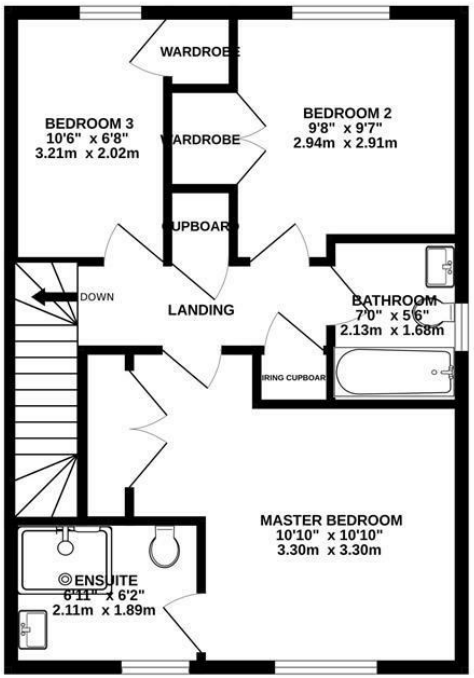
Outside, the property has a frontage with planted borders and driveway to the side providing parking and access to the garage. The rear garden has privacy fencing to all boundaries and the garden is turfed with planting borders and a paved patio immediately to the rear elevation.

Agents Nots; Annual Maintenance Charges £496.00
Energy Performance Rating: B
Council Tax Band: D

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.




1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.




TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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