

Victoria Road

Dorchester, DT1 1SB

3 | 1 | 1 | D

Guide Price
£360,000 Freehold

Hull Gregson Hull

Victoria Road

Dorchester, DT1 1SB

- Deceptively Spacious Accommodation Throughout
- Three Well-Proportioned Bedrooms
- Beautifully Presented with Thoughtfully Chosen Décor
- Excellent Town Centre Location, Within Walking Distance of Dorset County Hospital and Dorchester High Street
- Substantial Southerly Facing Rear Garden
- Ground Floor Bathroom with Underfloor Heating
- Well-Equipped Kitchen/Breakfast Room with Glazed Ceiling
- Sociable Open-Plan Lounge and Dining Area
- Garden Summerhouse Providing Versatile Additional Space
- Previous Planning Permission Granted for an Extension & Suited Vendor

















Deceptively spacious and beautifully presented throughout, this thoughtfully designed home enjoys an excellent town centre location, within comfortable walking distance of Dorchester's vibrant High Street, an array of independent shops, cafés and eateries, as well as Dorset County Hospital. Offering well-planned open-plan living, a superbly appointed kitchen/breakfast room and a ground floor bathroom with underfloor heating, the property further benefits from a substantial southerly facing rear garden with summerhouse. Previous planning permission has also been granted for an extension, offering potential for future enhancement (subject to any necessary consents). Offered with the benefit of a suited vendor, making this an attractive proposition for buyers looking to progress their move.

Upon entering, you are welcomed by an inviting entrance hallway, providing access to the principal ground floor accommodation, with stairs rising to the first floor and useful understairs storage.

The lounge offers a comfortable and relaxing space in which to unwind, flowing openly through to the dining area to create a sociable and well-connected living environment. Whether enjoying a quiet evening at home or entertaining family and friends, the open-plan arrangement lends itself beautifully to modern living. The dining area leads naturally through to the kitchen/breakfast room via French style doors, forming the heart of the home.



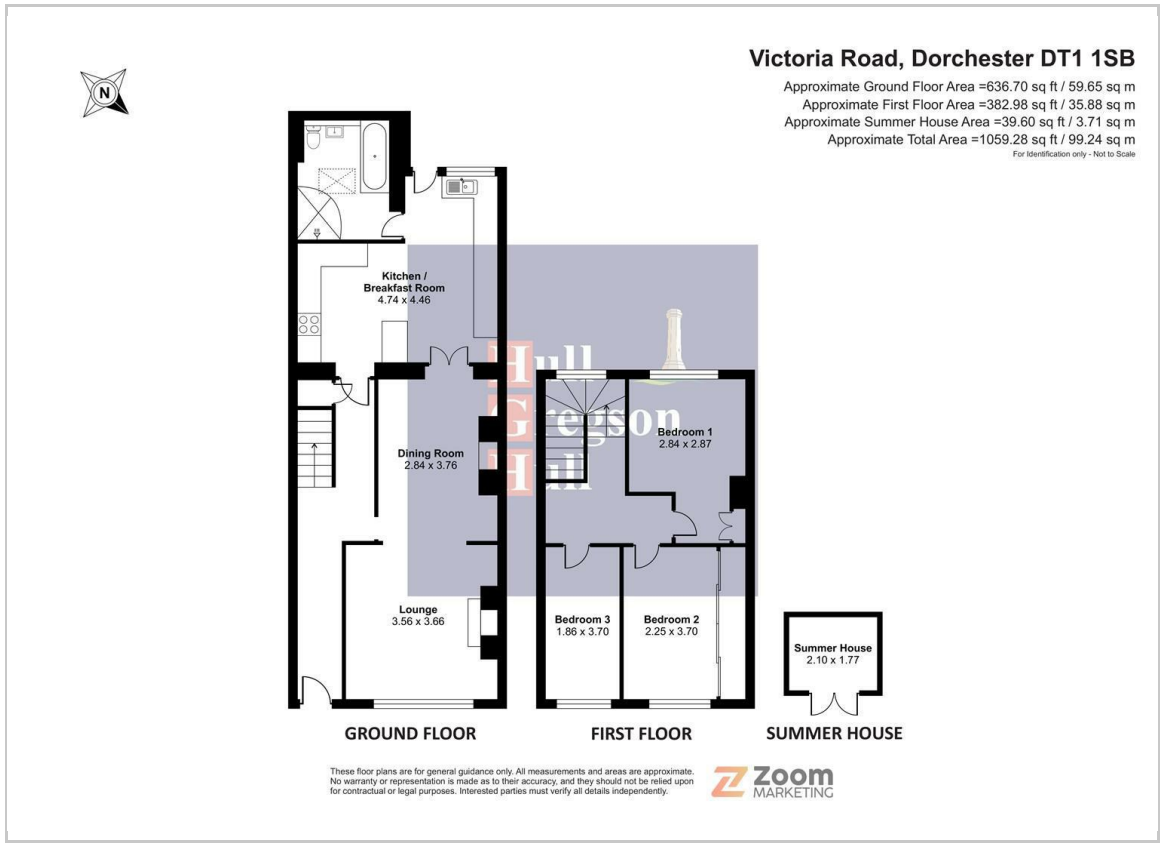
The kitchen is both well-equipped and thoughtfully arranged, featuring an excellent range of eye-level and base units, generous work surface space and a breakfast bar, ideal for informal dining or enjoying a morning coffee. The adjoining breakfast area provides further useful storage and additional work surface space, whilst a particularly attractive feature is the glazed ceiling, allowing natural light to flood into the room and creating a wonderfully bright and airy environment. Access directly onto the rear garden, further enhancing the connection between indoor and outdoor living and providing the perfect setting for enjoying the warmer months. Also accessed from the breakfast room is the beautifully appointed ground floor bathroom, which benefits from the added comfort of underfloor heating and comprises a bath, separate shower cubicle, vanity wash hand basin and WC.

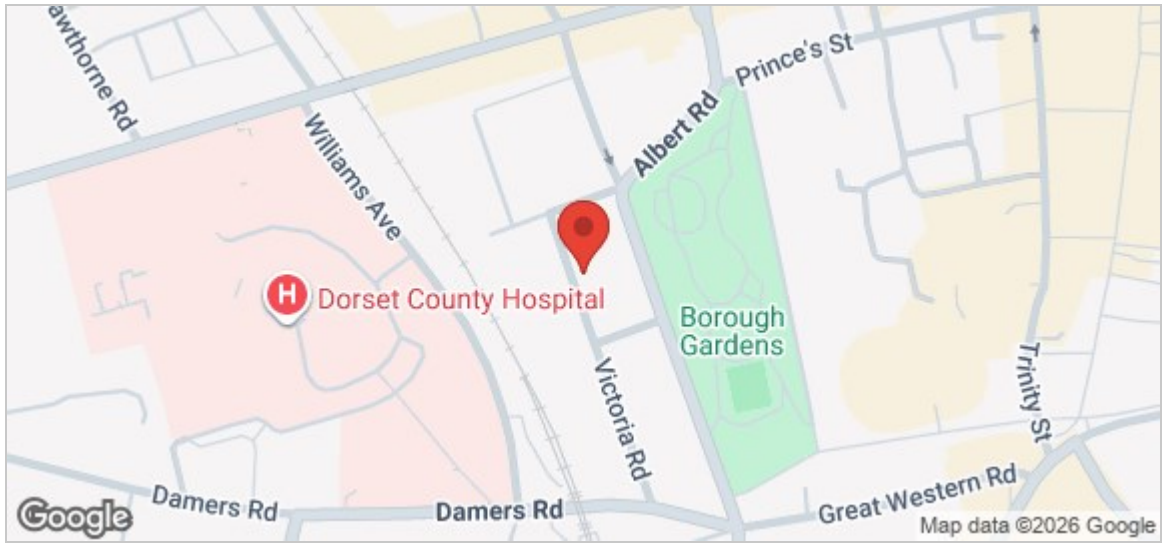


Moving upstairs, the first floor provides three bedrooms, each offering flexibility to suit a variety of lifestyles. Bedroom one enjoys a pleasant outlook over the rear garden, whilst bedroom two benefits from useful built-in storage. Bedroom three is a versatile additional room, ideally suited to use as a home office, nursery or smaller child's bedroom, making the accommodation adaptable to changing needs.

Externally, one of the property's particularly appealing features is its long and substantial rear garden, which enjoys a desirable southerly aspect, allowing it to benefit from sunshine throughout the day. Offering plenty of space for outdoor dining, entertaining, relaxing and enjoying the warmer months, the garden provides a wonderful extension of the living accommodation. A summerhouse adds further versatility, whether used as a hobby room, a home workspace or simply somewhere to retreat and enjoy the garden.

Overall, this is a beautifully maintained and thoughtfully presented home, where tasteful décor, well-planned accommodation and an abundance of natural light combine with a generous south-facing garden to create a particularly appealing home and lifestyle opportunity.





Lounge
12'0" x 11'8" (3.66 x 3.56)

Dining Room
12'4" x 9'3" (3.76 x 2.84)

Kitchen/Breakfast Room
15'6" x 14'7" (4.74 x 4.46)

Bathroom

Bedroom One
9'4" x 9'3" (2.87 x 2.84)

Bedroom Two
12'1" x 7'4" (3.70 x 2.25)

Bedroom Three
12'1" x 6'1" (3.70 x 1.86)

Summerhouse
6'10" x 5'9" (2.10 x 1.77)

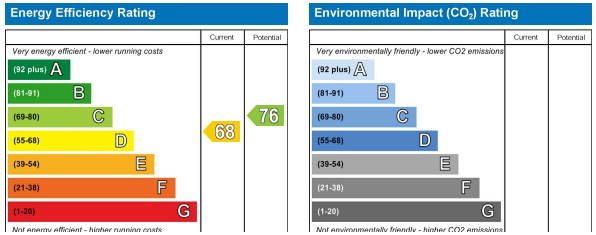
Dorchester Additional Information

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: Terraced Home
Property construction: Standard Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.



173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk