



20 Culliford Road South  
Offers Over £375,000

3 1 2



Located in Culliford Road South, this spacious and light, extended property is situated in a favoured residential area approximately 1/2 mile from the town centre of Dorchester

Upon approaching the property, you are welcomed by a double-glazed entrance door that leads into the light and spacious entrance hall. This area showcases an ornate tiled floor, decorative corning, and ample understairs storage.

The ground floor of the house is bright and spacious, featuring a modern kitchen that opens into an extended dining room, perfect for entertaining. The dining room also provides access to the rear garden. Additionally, the property includes a separate sitting room and a second separate reception room, which could easily be used as an office or fourth bedroom.

The sitting room benefits from a bay window and electric fire in an ornate marble surround, and the second reception room boasts a view of the garden, along with another original fireplace.

The modern kitchen includes a range of wall and base units, a one and a half bowl sink and drainer unit with mixer tap, built in electric oven and grill with extractor hood over and space for fridge freezer.

From the entrance hall, stairs lead to the first-floor landing, which includes a large built-in wardrobe for additional storage and access to a partially boarded loft. The master bedroom, located at the front of the house, features a bay window and an ornate original fireplace. Bedroom two, situated at the rear, offers garden views, while bedroom three also has an ornate fireplace. The well-appointed bathroom includes a separate shower and light blocks in the hallway to allow natural light to flow through.

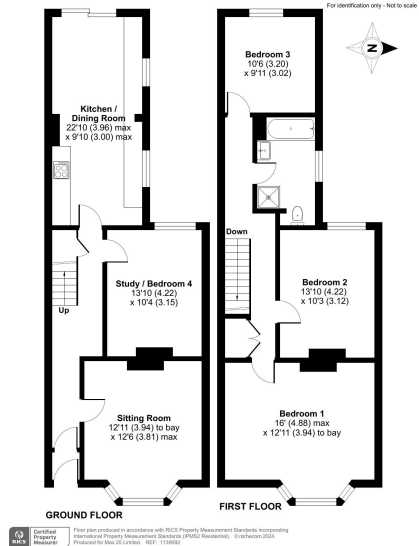
Outside - The rear garden is mainly laid to lawn, and includes fruit trees, flowers and mature shrubs. The garden includes a storage shed.

The front garden features a charming combination of shingle and a variety of flowers and shrubs, adding to the property's curb appeal.



Culliford Road South, Dorchester, DT1

Approximate Area = 1378 sq ft / 128 sq m  
For identification only - not to scale



- Three Good Sized Bedrooms
- Potential Fourth Bedroom/ Study
- Ornate Tiled Entrance Hall
- Original Fireplaces
- Enclosed Garden
- Convenient Location
- Extended Kitchen/ Diner
- No Forward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	