



**Prospect Road, Dorchester**

Dorchester

**£325,000**



**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

A beautifully extended Victorian terrace house, this property offers excellent family accommodation that blends period charm with modern fitments. Ideally located close to Dorset County Hospital, the town centre, and a choice of highly regarded schools, it presents a superb opportunity to enjoy one of Dorchester's most sought-after areas.

The welcoming entrance hallway leads to the reception rooms, with a light and spacious sitting room to the front. Beyond this, the dining room flows seamlessly into the recently fitted kitchen, with a sliding door dividing the two spaces. The dining room also doubles as a family room, complete with built-in storage, making it a versatile hub of the home. The kitchen itself has been thoughtfully designed with a range of wall and floor-mounted units, integrated oven and hob, and space for additional appliances. An open understairs storage area provides further practicality.

Upstairs, there are two generously sized double bedrooms and a further single bedroom. The master bedroom benefits from a dedicated dressing room with an alcove — also perfect for use as a study area if required. A recently fitted family bathroom is finished to a high standard, and a useful utility cupboard is located just off the landing.

Outside, a raised patio terrace abuts the rear of the property, creating the perfect spot for outdoor dining and entertaining. Beyond this, the garden is laid to lawn and includes a pedestrian gate that provides rear access.

The home further benefits from gas-fired central heating and UPVC double glazing.

Perfectly positioned within easy reach of Dorchester town centre, the property is close to a wide selection of shops, restaurants, and leisure facilities. The vibrant Brewery Square development offers a fantastic mix of eateries, cafés, a cinema, and fashion retailers. Dorset County Hospital is also within walking distance.





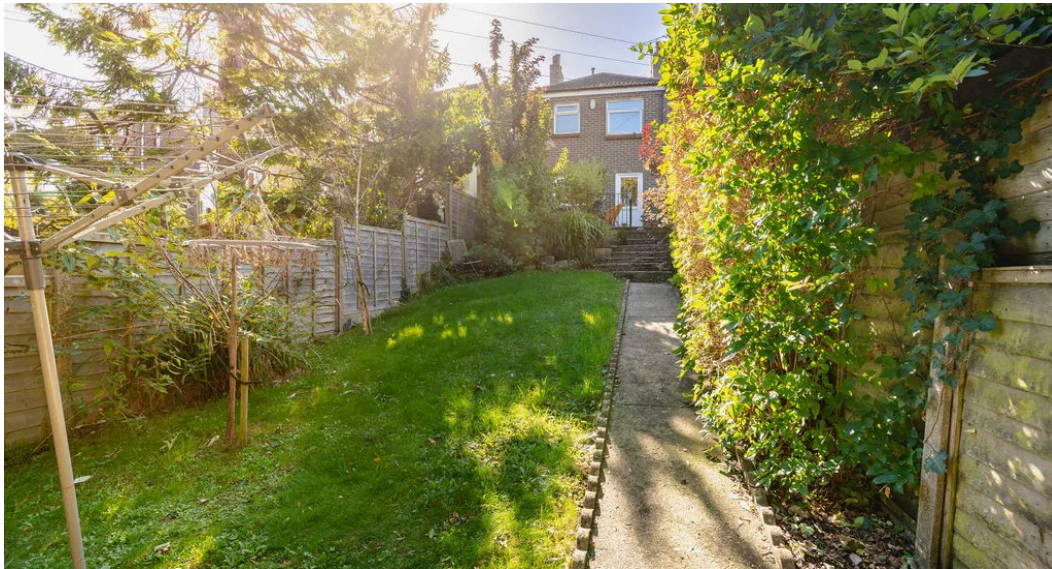
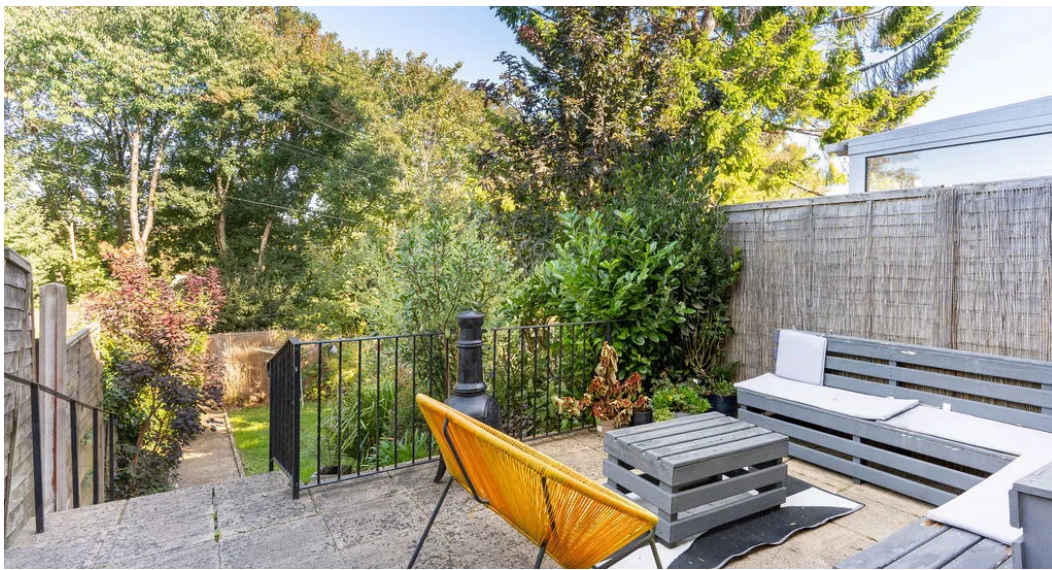
For those who enjoy the outdoors, the surrounding countryside offers numerous footpaths and bridleways, while the Jurassic Coast is only a few miles to the south with sandy beaches, dramatic walks, and water sports to enjoy. Dorchester also boasts a range of sporting clubs including cricket, rugby, football, tennis, and golf.

Commuters are well served by Dorchester South and Dorchester West stations, both offering direct services to London Waterloo and Bristol Temple Meads.

This charming Victorian terrace combines character, practicality, and modern style, making it an ideal family home close to everything Dorchester has to offer.







## Prospect Road, Dorchester, DT1 2PF

APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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