



Instinct Guides You



Prospect Road, Dorchester, DT1 2PF £240,000

- Spacious Extended Property
- Open Plan Lounge Diner
- Generous Southerly Aspect Rear Garden
- Versatile Ground Floor
- Two Large Double Bedrooms
- Close To Town Center
- Bus Route & Amenities Nearby
- Vendor Currently Suited



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Offering an extended ground floor this spacious two-bedroom property on Prospect Road presents an exceptional opportunity for anyone seeking both convenience and practicality. Offering two spacious double bedrooms & a large rear garden this home caters perfectly to families, couples, or professionals wanting a convenient home near the vibrant town center.

Inside the hub of the home is the open plan living and dining room. The living room is well proportioned with a feature fireplace setting a focal point. The dining area benefits a built in cupboard and flows seamlessly to the kitchen at the rear. The kitchen is well equipped with ample cabinetry and ample work surface. A conservatory further increases the footprint of the home. A cloakroom leads to a practical storage room/potential wet room.

Rising to the first floor is two substantial bedrooms and the family bathroom. Bedroom one has been extended and is plenty large enough for a range of furniture. A skylight has a bright and airy feel and the room enjoys views into the rear garden. Bedroom two is an additional large double room that benefits from built in wardrobes.

Stairs rise to the loft space offering further versatility to the home. A skylight illuminates the space well, the rooms easy access creates an ideal storage space or scope for future improvements.

The home's crowning jewel, however, is its generous rear garden—a sanctuary for those who enjoy unwinding outdoors or pursuing gardening hobbies.

Its location is hard to beat—surrounded by everyday conveniences and within reach of Dorchester town center. For families, the property is advantageously located within the catchment area of the renowned Thomas Hardy School and transport links nearby.

- Lounge 12'2" max x 10'4" (3.72 max x 3.15)**
- Dining Room 15'8" max x 10'9" (4.78 max x 3.30)**
- Kitchen 12'6" x 7'3" (3.83 x 2.23)**
- Utility Room 8'2" x 6'3" (2.49 x 1.92)**
- Conservatory 10'8" x 7'10" max (3.26 x 2.39 max)**
- Cloakroom 6'3" x 2'6" (1.91 x 0.77)**
- Bedroom One 21'10" x 8'2" (6.66 x 2.50)**
- Bedroom Two 15'8" max x 10'3" (4.78 max x 3.14)**
- Bathroom 7'10" x 5'1" (2.40 x 1.57)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

