



Instinct Guides You



## Louise Road, Dorchester £420,000

- Four Double Bedroom
- Southerly Garden
- Detached House
- Located In Victoria Park, Dorchester
- Driveway
- Versatile Layout
- No Onward Chain
- Three Reception Rooms



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Set in the ever-popular area of Victoria Park, Dorchester, this versatile and generously proportioned four double bedroom detached home offers a rare blend of space and flexibility, — complete with three reception rooms, a sunroom, off road parking, and a substantial southerly rear garden. While the property would benefit from some modernisation, it presents an exciting opportunity to create a home perfectly tailored to your taste and lifestyle.

From the moment you step inside, the home welcomes you with a spacious hallway that leads into a series of well-connected rooms ideal for modern family life. The expansive sitting room, stretching the full length of the property, offers a superb space for relaxing or entertaining, while a separate lounge and dining room provide further flexibility — perfect for a playroom, home office, or formal dining.

The kitchen flows naturally from the dining room and is fitted with a range of units and a built-in hob, while the sunroom at the rear enjoys a tranquil outlook over the garden and opens directly onto the patio — ideal for morning coffee or summer evenings.

Upstairs, the property continues to impress with four generously sized double bedrooms, offering plenty of room for growing families or visiting guests. Bedrooms three and four enjoy pleasant views over the rear garden, while a family bathroom and separate shower room serve the upper floor, each smartly appointed with modern fittings.

Outside, the large private garden is a true highlight — a peaceful, with a generous lawn, mature shrubs, and ample space for alfresco dining or children's play. To the front, a driveway provides convenient off-road parking alongside a front garden area that enhances the home's kerb appeal.

This is a fantastic opportunity to secure a spacious and adaptable family home in a highly regarded Dorchester location — early viewing is strongly advised.

## Room Dimensions

Living Room 23'5" x 10'5" (7.14m x 3.20m )

Study 11'10" x 10'11" not inc bay (3.63m x 3.33m not inc bay)

Dining Room 11'10" x 11'1" (3.63m x 3.38m)

Kitchen 11'10" max x 7'1" max (3.63m max x 2.16m max)

Cloakroom

Bedroom One 11'10" not inc bay x 10'11" (3.61m not inc bay x 3.33m)

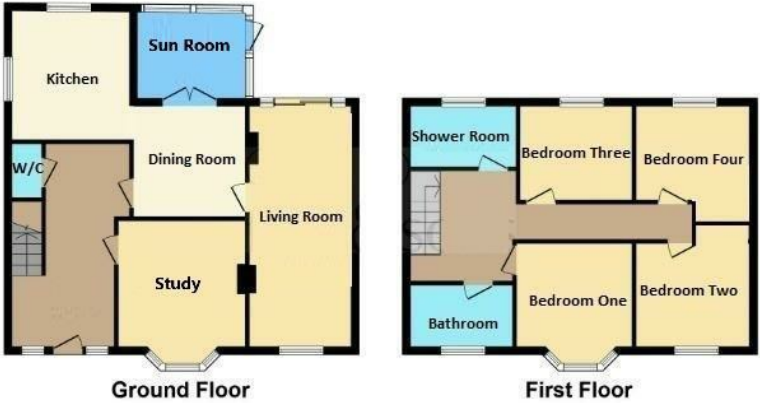
Bedroom Two 11'6" x 10'5" (3.51m x 3.20m)

Bedroom Three 11'1" x 7'1" (3.38m x 2.16m)

Bedroom Four 11'1" x 10'5" (3.38m x 3.20m)

Bathroom

Shower Room



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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