



Instinct Guides You



## Monmouth Road, Dorchester £315,000

- Two/Three Double Bedrooms
- Two Bathrooms
- Flexible Living Accommodation
- Generous Rear Garden
- Popular Residential Locale in Dorchester
- Contemporary Kitchen
- Extended Accommodation
- Rear Pedestrian Access
- Ideal Family Home
- Easy Reach To Coastline



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**\*\* SOLD STC \*\***

This well-presented Victorian family home offers flexible living across an extended layout, featuring two to three double bedrooms, TWO BATHROOMS and SOUTHERLY GARDEN. The contemporary kitchen flows seamlessly into the living areas, creating a practical and stylish home environment. The generous rear garden includes a SUMMER HOUSE and an outdoor bar. Set in a popular residential area of Dorchester close to amenities combining comfort, space, and convenience in one appealing package.

As you enter the property, you're welcomed by an inviting hallway. To the left, you'll find a comfortable lounge featuring a bay window that allows plenty of natural light to fill the space, creating a warm and airy atmosphere. This room is currently used as a lounge but offers great flexibility and could easily serve as a third double bedroom if desired.

Continuing down the hallway you step into a spacious and open-plan sitting room that flows beautifully into the extended kitchen/diner. This open layout is ideal for modern living, with the kitchen offering ample storage, worktop space, and room for a dining area. Beyond the kitchen is a convenient downstairs shower room, thoughtfully placed to serve the ground floor.

From the dining area, doors lead out to a generous rear garden, which is a true highlight of the property. The garden offers plenty of space and features a summer house and an outdoor bar.

Heading upstairs, you're met with a spacious landing that gives access to two well-proportioned double bedrooms, both offering ample space for furniture. A contemporary family bathroom completes the upper floor, fitted with modern fixtures.

## Room Dimensions

**Living Room 11'9" max x 9'10" plus bay (3.60m max x 3.02m plus bay)**

**Dining Room 13'10" x 12'0" (4.23m x 3.66m)**

**Kitchen 14'11" x 8'0" (4.57m x 2.44m)**

**Shower Room 7'5" x 5'10" (2.28m x 1.78m)**

**Bedroom One 13'2" x 9'11" (4.02m x 3.03m)**

**Bedroom Two 11'11" x 10'1" (3.65m x 3.08m)**

**Bathroom 8'11" max x 6'7" (2.72m max x 2.02m)**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
		59			71
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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