



Wyburn Alice Road, Dorchester DT1 2LL

fox & sons

welcome to

Wyburn Alice Road, Dorchester

A detached family home set in a large private garden, offered for sale with no onward chain.

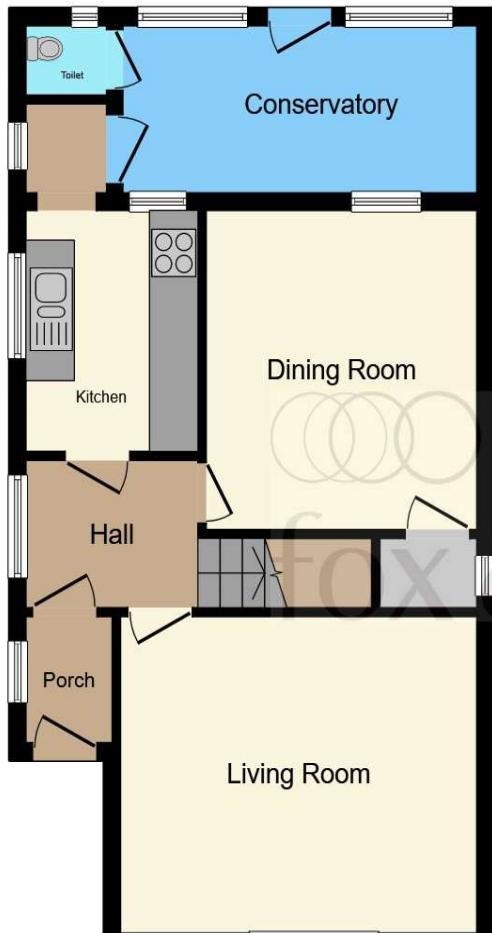
Recently upgraded with solar panels, a new heating system, and windows, this energy efficient home also benefits from a newly fitted kitchen and flooring. There has also been damp and timber work conducted at the property making this a fantastic opportunity to acquire a family home within central Dorchester.

Driveway parking for up to four vehicles leads to the front of the property where a covered porch leads to a further internal Porch, and then the main Entrance Hall with built-in storage cupboard. The modern leads through to a conservatory and WC at the rear of the home, with two additional large reception rooms.

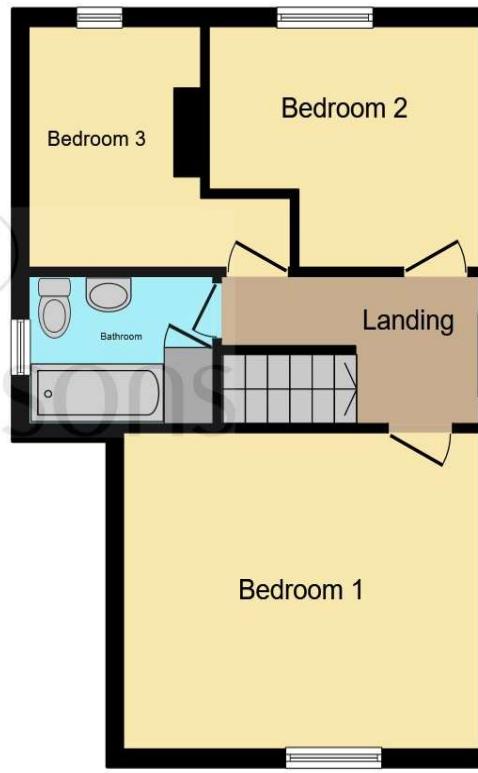
Upstairs, three Bedrooms can be found, two of which are generous doubles, and the third a single bedroom. The Bathroom is fitted with a bath, WC, and hand basin and would also require modernisation.

Outside the property, the frontage is laid to lawn and borders. A single garage is also provided at the end of the driveway. The substantial, beautifully presented rear gardens, provide ample space for entertaining or simply enjoying some private outdoor space. Laid to patio and lawn, an abundance of border plants and shrubs, fruit trees, a pond and vegetable patch are provided, as well as a greenhouse. Landscaped over the years with retaining walls and a variety of conporate





Ground Floor



First Floor

Entrance Porch

Entrance Hall

Living Room

11' 11" x 14' 6" (3.63m x 4.42m)

Dining Room

12' x 11' (3.66m x 3.35m)

Kitchen

8' 11" x 7' (2.72m x 2.13m)

Cloakroom

Conservatory

15' 2" x 5' 2" (4.62m x 1.57m)

Bedroom One

14' 6" x 12' (4.42m x 3.66m)

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)

Bedroom Three

5' 10" x 9' (1.78m x 2.74m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Wyburn Alice Road, Dorchester

- Large Detached Home
- Three Bedrooms
- Recent Improvements Made Throughout
- Two Large Reception Rooms
- Extensive Front and Rear Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£450,000



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Property Ref:
DRR106087 - 0008

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Please note the marker reflects the postcode not the actual property



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