

Louise Road

Dorchester, DT1 2LT

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Guide Price
£400,000 Freehold

Hull Gregson Hull

Louise Road

Dorchester, DT1 2LT

- Beautifully Presented Three Bedroom Home
- Modern Fitted Kitchen With Central Island & Integrated Appliances
- Spacious Bay-Fronted Sitting Room
- Separate Dining Room Ideal For Entertaining
- Stylish Bathroom With Standout Roll-Top Bath & Shower
- Separate Utility Room
- Bright & Airy Accommodation Throughout
- Driveway Parking To The Front
- Convenient Dorchester Location Close To Local Amenities
- Generous Rear Garden

















Occupying a PRIME POSITION on the ever-popular Louise Road, Dorchester, this beautifully presented THREE DOUBLE BEDROOM HOME, set over three floors, boasts BRIGHT & AIRY ACCOMMODATION, a MODERN FITTED KITCHEN WITH CENTRAL ISLAND, STYLISH BATHROOM WITH ROLL-TOP BATH & SHOWER, DRIVEWAY PARKING and a GENEROUS REAR GARDEN. Further benefits include a NEW ROOF INSTALLED THIS SUMMER. Conveniently located CLOSE TO LOCAL AMENITIES, this delightful property offers an excellent opportunity for families, first-time buyers or those seeking a home ready to enjoy.

Upon entering the property, you are immediately welcomed by the lovely sense of light and space which continues throughout. The ground floor comprises a particularly inviting sitting room, beautifully enhanced by a generous bay window which allows natural light to flood the room, alongside a stunning feature fireplace which creates an attractive focal point and a wonderful setting to relax and unwind. A separate dining room provides an excellent space for entertaining, family meals or hosting friends, whilst offering a lovely connection to the kitchen.



The modern fitted kitchen is undoubtedly a highlight of the home, thoughtfully arranged with a central island providing additional preparation space and an ideal spot for informal dining. Further benefits include integrated appliances and a charming Belfast sink positioned beneath the window, allowing you to enjoy views across the garden whilst preparing meals. A separate utility room offers valuable additional space for household appliances, storage and everyday practicality.

The first floor continues to impress, providing two well-proportioned bedrooms, each offering comfortable accommodation and flexibility to suit a variety of needs, whether as bedrooms, a guest room or home office. The beautifully appointed modern bathroom provides a stylish and relaxing space, featuring an impressive roll-top bath which creates an elegant focal point, alongside the added convenience of a separate shower. The combination of contemporary fittings and classic styling makes this a particularly attractive feature of the property.

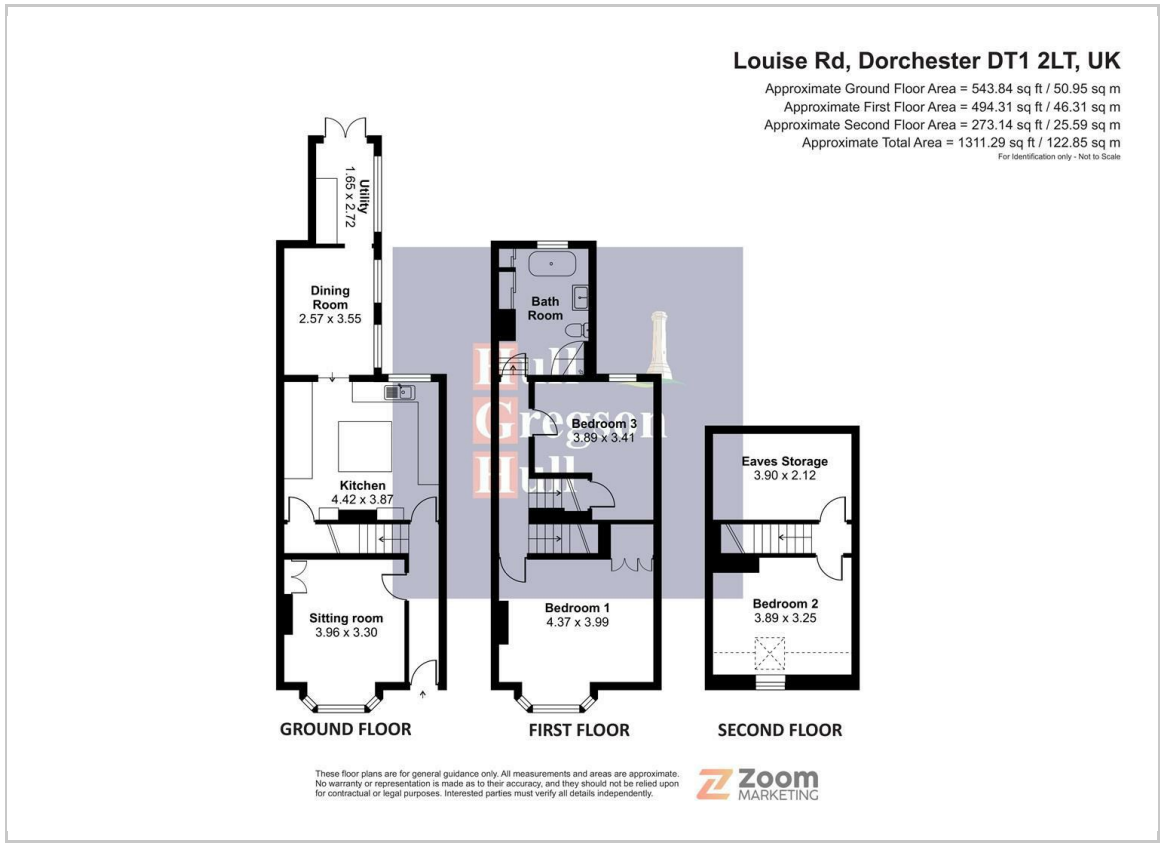
The second floor provides further accommodation with an additional well-sized double bedroom, featuring a skylight which allows an abundance of natural light to flood the room, creating a bright and inviting space. A generous eaves storage area completes the second floor, offering excellent additional space for belongings, seasonal items or general household storage.

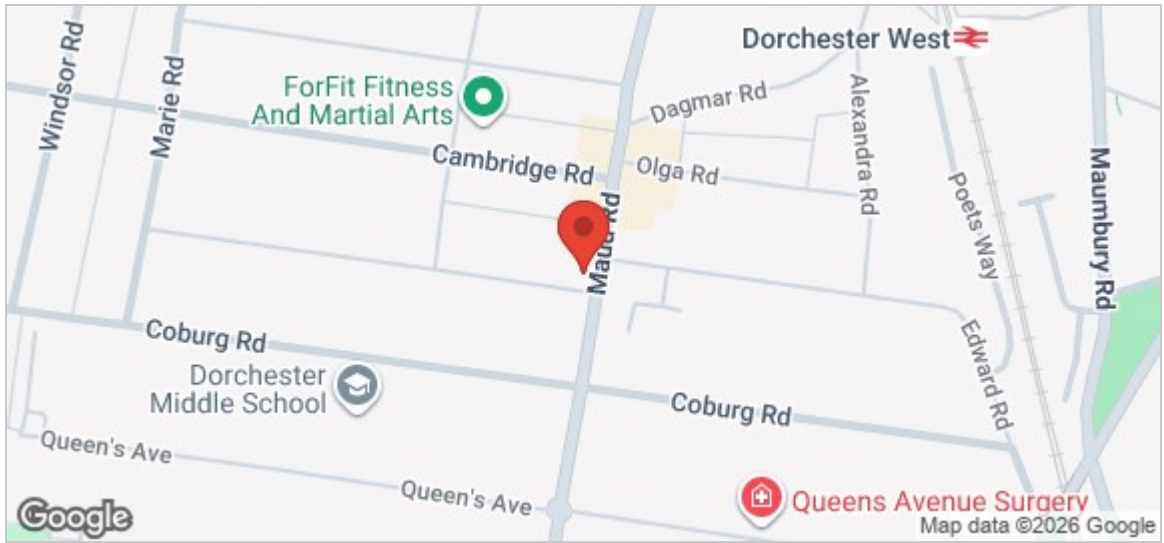


Externally, the property benefits from driveway parking to the front, providing valuable off-road parking. To the rear is a particularly generous garden, offering a fantastic outdoor space to enjoy throughout the warmer months. With plenty of room for outdoor dining, entertaining, gardening or simply relaxing in the sunshine, this garden is equally appealing for families with children or those with pets who would appreciate the space to explore and enjoy. Further benefits include a NEW ROOF installed this summer, providing additional peace of mind for the next owners.

Louise Road is conveniently positioned within Dorchester, offering excellent access to a wide range of local amenities, including shops, supermarkets, schools and everyday conveniences. Dorchester town centre is also within easy reach, boasting a fantastic selection of independent retailers, cafés, restaurants and leisure facilities, alongside convenient transport links from both Dorchester railway stations.

Combining beautifully presented interiors, generous accommodation, modern fittings and excellent outdoor space, all within a highly convenient Dorchester location, this delightful home offers a wonderful opportunity for its next owners.





Sitting Room
12'11" x 10'9" (3.96 x 3.30)

Kitchen
14'6" x 12'8" (4.42 x 3.87)

Dining Room
8'5" x 11'7" (2.57 x 3.55)

Utility
5'4" x 8'11" (1.65 x 2.72)

Bedroom 1
14'4" x 13'1" (4.37 x 3.99)

Bedroom 2
12'9" x 10'7" (3.89 x 3.25)

Bedroom 3
12'9" x 11'2" (3.89 x 3.41)

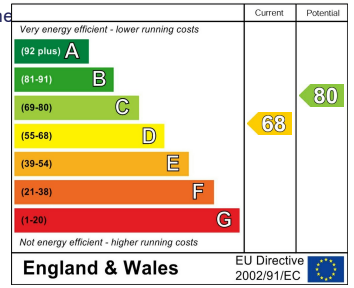
Bathroom

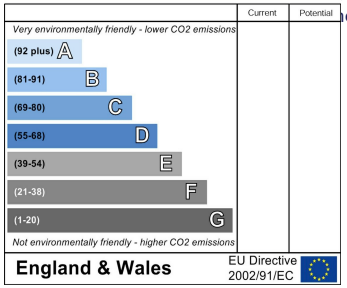
Eaves Storage
12'9" x 6'11" (3.90 x 2.12)

Dorchester Additional Information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced Home
Property construction: Standard Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendo . No person in this firms employme e property.





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