



Ackerman Road
Dorchester, DT1 1NZ

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£280,000 Freehold

**Hull
Gregson
Hull**
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hgh.co.uk
FOR SALE

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Ackerman Road

Dorchester, DT1 1NZ

- Generous Enclosed Garden
- Beautifully Presented
- Two Double Bedrooms
- Two Reception Rooms
- Cul-De-Sac Location
- Close Proximity To Town Centre
- Ideal First Time Buy or Investment
- Local Amenities Nearby
- Open Plan Living Space
- Ample Storage Options





Situated in a quiet CUL-DE-SAC location on Ackerman Road, DORCHESTER this BEAUTIFULLY PRESENTED two bedroom, semi-detached home offers generous living space and a SUBSTANTIAL ENCLOSED REAR GARDEN, making it an excellent choice for a range of buyers. The accommodation comprises two well-proportioned DOUBLE BEDROOMS, TWO RECEPTION rooms, a spacious OPEN PLAN LIVING area that provides flexibility for modern living and entertaining along with AMPLE STORAGE options. Ideally positioned within CLOSE PROXIMITY to Dorchester town centre, the property enjoys easy access to LOCAL AMENITIES shops, and TRANSPORT LINKS further enhancing its appeal. Whether you are a FIRST TIME BUYER or an INVESTOR, this attractive home offers both space and location in

equal measure and must be viewed to be fully appreciated.



Upon entering the property, you are welcomed by a bright and inviting hallway, providing access to the main living accommodation and stairs rising to the first floor. The hallway also benefits from ample understairs storage, ideal for coats, shoes, and household essentials.

The lounge/diner is a well-proportioned and versatile space, with a gas fuelled coal affect burner set into the chimney brest and flowing seamlessly through to the kitchen. Patio doors from the dining area open directly onto the rear garden, creating an excellent indoor–outdoor connection and making the space ideal for entertaining and family living.

The kitchen is fitted with a range of eye-level and base units, with an integrated dishwasher, space for an oven with extractor hood over, and ample worktop space. Leading from the kitchen is a useful utility room/second reception, which offers plumbing for a washing machine and tumble dryer, along with direct access to the rear garden..



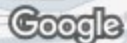
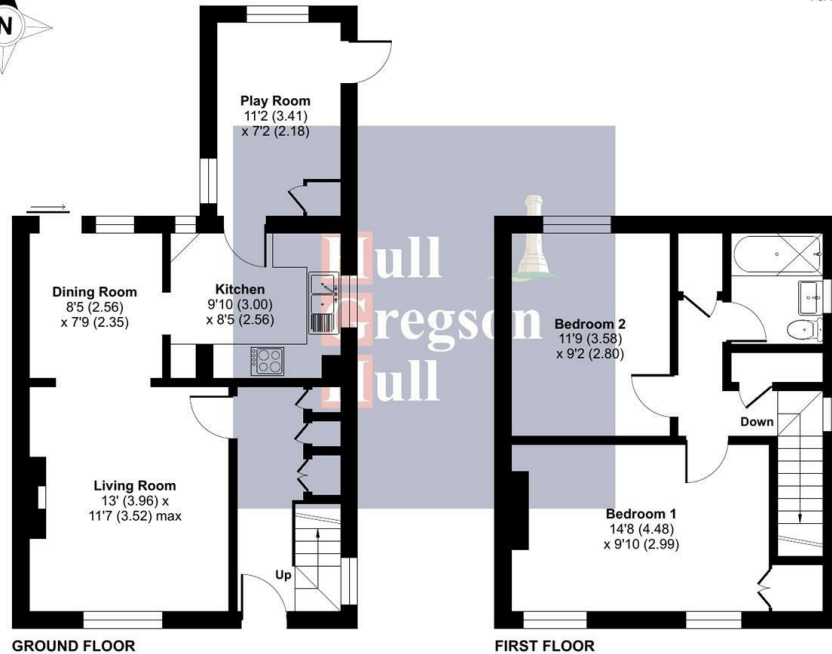
To the first floor, the accommodation comprises two generous double bedrooms, a family bathroom, and additional storage options. bedroom one, located to the front of the property, is a spacious double room and benefits from built-in storage over the stairwell. Bedroom Two is positioned to the rear and enjoys pleasant views over the garden. The bathroom is fitted with a panelled bath with shower over, wash hand basin, heated towel rail, and WC.

Externally, the property enjoys a wonderfully sized, private and enclosed rear garden, occupying a corner plot. The garden is predominantly laid to lawn and features a storage shed to the side and a summer house with power and lighting at the far end, offering excellent additional storage or potential for leisure use. There is gated side access to add to the convenience.

Fordington is a well-established residential area on the eastern side of Dorchester, offering convenient access to the town centre while retaining a quieter, community-focused setting. The area benefits from nearby green spaces, local amenities and reputable schools, making it popular with a range of buyers.

Dorchester town centre is within easy reach, providing two mainline railway stations: Dorchester South, with direct services to Weymouth and London Waterloo, and Dorchester West, offering routes towards Bristol and Bath. Road links are excellent, with straightforward access to the A35 and A354, connecting to Weymouth, Bridport and the wider Dorset area.

Approximate Area = 877 sq ft / 81.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			81 61
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			