



Prince of Wales Road
Dorchester
£425,000



Offered for sale, this beautifully presented, four-bed, semi-detached property ideally located in central Dorchester. The current owners have made additions and upgrades to the property to create a stylish and modern home. Accommodation includes a modern and stylish kitchen/diner, separate living room, conservatory, ground floor WC and family bathroom. Externally, there is a rear garden, front driveway and double garage. EPC rating D.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



Enter the property via a part-glazed door to the hallway offering access to all ground floor accommodation including convenient W/C and under stairs storage. Decorated in relaxing tones, the living room benefits from a characterful fireplace with newly installed woodburning stove with stylish cabinetry and shelving set within the alcoves. There is a large bay windows offering ample light into the room.

The modern kitchen/diner has stylish units with a central island. Integrated appliances include a fridge, freezer, dishwasher and wine cooler. There is a Rangemaster oven with six ring gas hob the sellers are including with the sale. Sliding doors open on to the rear conservatory offering natural light alongside a rear aspect window and two skylights. Plentiful space is offered for dining furniture. The generous conservatory overlooks the rear garden and offers further living space and versatility to this home.

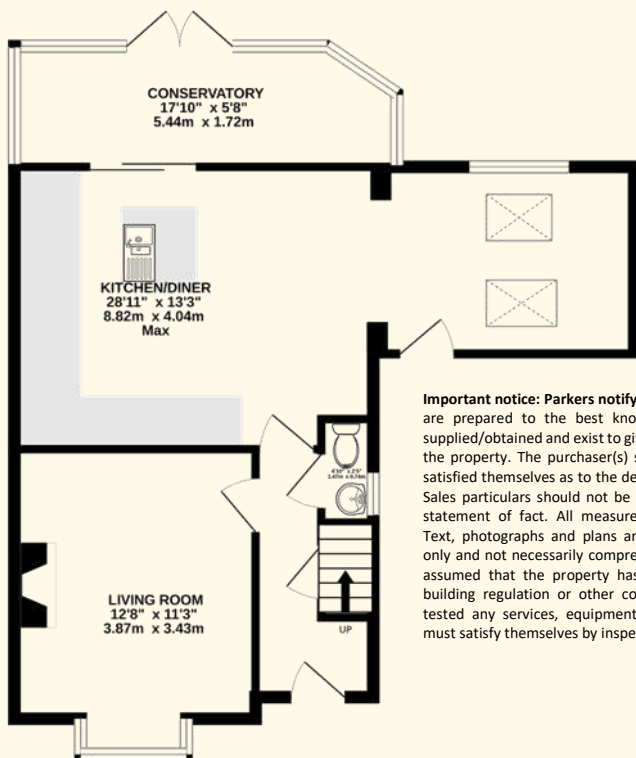
Stairs rise to the first floor where three of the bedrooms and the newly refurbished family bathroom are located. Bedroom four boasts built-in storage and bedroom two and three are both double in size with bedroom two boasting a characterful feature fireplace with fitted wardrobes either side.

The contemporary bathroom is fitted with a suite comprising of a panel enclosed bath with mixer tap and shower overhead, WC and wash basin with vanity storage beneath. The floor and walls are fully tiled in a neutral tone.

On the second floor the property is completed with the principal bedroom located in the converted loft. The room has the added benefit of plenty of eave storage and a walk-in wardrobe.

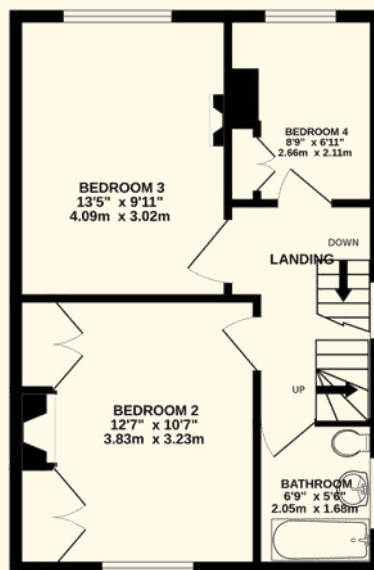
The property is completed by a low maintenance rear garden that wraps around the side. The garden is mainly laid to lawn with area of patio. A gate leads to the side garden area with further lawn and storage sheds. To the front there is a driveway offering off-road parking and a double garage.

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

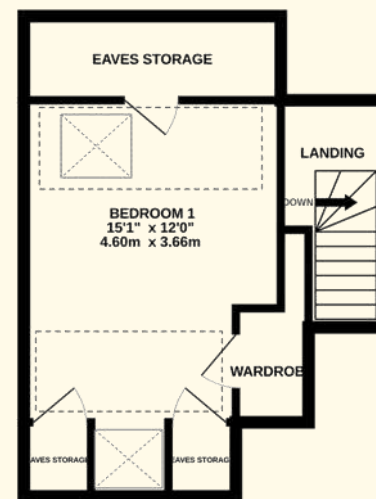
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Stamp Duty:

Stamp Duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Broadband:

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.
Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.