



Alington Road
Dorchester
£325,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This beautifully presented property offers light-filled, versatile accommodation arranged over two floors, currently configured with two bedrooms and two bathrooms. The ground floor layout comprises an entrance hallway, a dual-aspect living room, a separate dedicated dining area, and a modern fully fitted kitchen. Upstairs, the first-floor accommodation includes a primary double bedroom with an open walkthrough to an adjoining wet room, a separate additional bedroom, and a WC/cloakroom suite. Offering fantastic versatility, the wet room has excellent potential to be easily converted back into a separate bedroom if required. Externally, the property benefits from a generous driveway providing off-road parking to the side, and a beautifully landscaped, mature rear garden featuring multiple seating areas, a pergola, and a garden storage shed. EPC Rating: E.

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



On approaching the property, a good size driveway abuts the side, providing off road parking and access to the part glazed door. On entering, you are greeted by a welcoming hallway featuring stylish laminate flooring. Stairs rise to the first floor, while doors lead you through to the ground-floor accommodation. The bright and airy living room boasts double-aspect all perfectly complemented by stylish wood effect flooring and a charming open fireplace with exposed brick surround. From the hallway, a door opens into the dedicated dining area, where a feature log burner creates a warm, inviting focal point. This space is finished with stylish herringbone laminate flooring, and benefits from practical under-stairs storage cupboard. From the dining area is the modern kitchen, fully equipped with integrated appliances including Bosch oven, microwave, a 4-ring gas hob with extractor hood over, and a dishwasher. The kitchen is illuminated by modern spotlights and features attractive lino flooring. A door offers direct access to the rear garden.

The first-floor landing provides access to the bedrooms and bathrooms. The primary bedroom is a comfortable, carpeted double and features an attractive feature fireplace. The room offers a direct walkthrough to the wet room. This room offers excellent potential to be converted into another good-sized double bedroom, offering fantastic versatility, this space currently serves as a modern wet room with an overhead shower, a wash hand basin and a feature fireplace. It retains excellent potential to be easily utilized or converted back into a distinct second bedroom. Bedroom three completes the sleeping accommodation, a bright bedroom featuring a double-glazed window facing the front aspect. The secondary bathroom is comprised of a w/c, a wash hand basin, a radiator, and a dedicated cupboard housing the property's boiler.

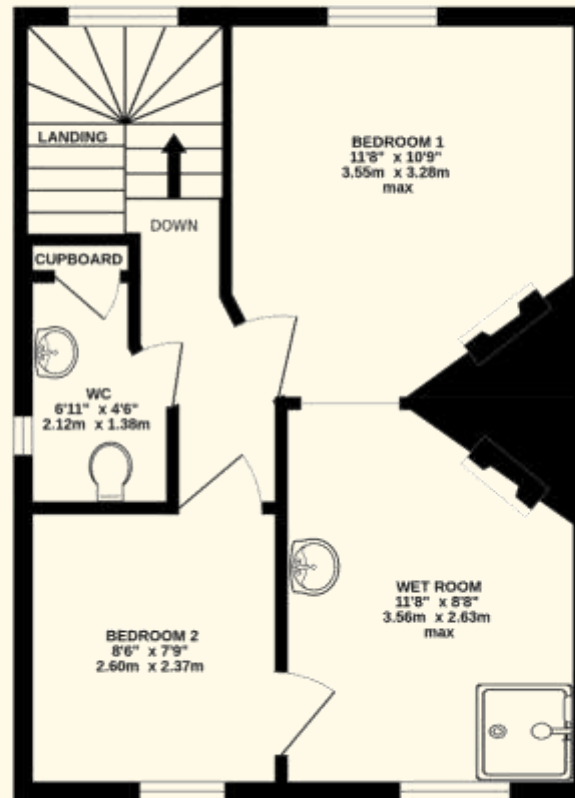
The exterior of the property is a true highlight, boasting a beautifully landscaped rear garden. Abutting the rear and side of the home is a fantastic patio and gravelled seating area, perfectly placed for outdoor entertaining. A manicured mature lawn is framed by vibrant, well-stocked flower bed borders. A gravel and stone pathway winds its way through the lawn to a further peaceful seating area at the top of the garden, complete with a charming pergola and a practical garden storage shed.

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.

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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Agents Notes:

Please note that there is planning for four sites currently being built by CG Fry in the local area: **Ref P/FUL/2021/02623**

Flood Risk:

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

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

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-landtax/#!/intro>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

Services:

Mains electricity, water and drainage are connected.
Gas central heating

Broadband:

At the time of the listing, standard, superfast 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>