



River View, St. Georges Close, Dorchester, Dorset

4 2 2

Asking Price £360,000



**Spacious Semi-Detached Family Home Near Dorchester Town Centre** This charming semi-detached family home is ideally located within walking distance of Dorchester town centre and offers flexible living accommodation.

The property includes a sitting room, open-plan kitchen/diner, four bedrooms, and two family bathrooms.

Externally, the home boasts a generous front garden, a detached single garage, and a driveway providing off-road parking for several vehicles.

The property welcomes you through a part-glazed UPVC front door into a practical entrance porch, which provides space for coats and shoes. Two utility cupboards within the porch house the central heating boiler and offer additional space for appliances.

The bright and spacious dual-aspect sitting room is a warm and inviting space, featuring a central fireplace with an inset wood-burning stove and solid wood flooring.

Adjacent to this is the modern open-plan kitchen/diner, thoughtfully designed with a range of wall and base units, oak work surfaces, and a breakfast bar.

This space is equipped with integral appliances, including a stainless-steel sink with a boiling water tap, an eye-level electric oven, a five-ring gas hob with an extractor hood, a dishwasher, and a fridge-freezer.

The tile-effect flooring enhances the contemporary feel, and sliding doors provide direct access to the garden, seamlessly blending indoor and outdoor living.





On the ground floor, a well-appointed bathroom includes a panel-enclosed bath with a shower over, a low-level WC, and a wash basin with built-in storage.

A rear aspect opaque window ensures natural light fills the space. The ground floor also features one of the property's four bedrooms, offering flexibility and convenience for family living or guest accommodation.

The remaining three bedrooms are located on the first floor, all served by an additional family bathroom. These bedrooms provide comfortable and versatile living spaces, making the home ideal for growing families.

The driveway provides ample off-road parking and leads to a detached single garage, adding to the practicality and appeal of this charming family home.

#### Location

Situated in the historic county town of Dorchester, this home enjoys proximity to the stunning Jurassic Coastline and picturesque rural countryside.

Dorchester is known for its rich history, noted period architecture, and a variety of shopping and social facilities. Amenities include two cinemas, museums, a history centre, a leisure centre, a weekly market, excellent restaurants, and riverside walks.

The area benefits from highly regarded schools, medical services including Dorset County Hospital, and major transport links to London Waterloo, Bristol Temple Meads, Weymouth, and surrounding coastal towns and villages.

Regular bus routes also connect to nearby towns.

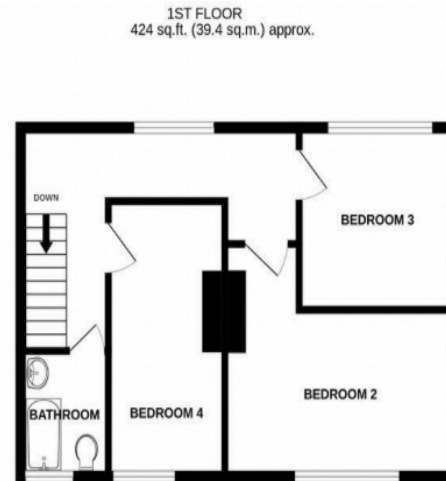
Viewing highly recommended





# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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## OPENING HOURS

9 - 6 Monday to Friday, 9 - 1 Saturday

