



**Connells**

Dagmar Road  
DORCHESTER

### Property Description

A spacious and versatile Victorian home just a short walk from Dorchester town centre. Vendor suited.

This attractive double-fronted Victorian property offers flexible accommodation across three floors, ideal for families, multi-generational living, or those seeking ancillary income potential. The ground floor includes two generous bay-fronted reception rooms, a practical kitchen with garden views, and a versatile additional room perfect as a study, snug, or bedroom.

The lower ground floor provides excellent scope for independent living, featuring two bedrooms, a modern shower room, and a kitchen/utility area. Upstairs, three well-proportioned double bedrooms with built-in storage are served by a spacious family bathroom.

The low-maintenance rear garden offers a large terrace ideal for outdoor dining, with side access and front parking for at least one vehicle.

Just a few hundred yards from Dorchester's shops, restaurants, Brewery Square, and mainline stations to London Waterloo and Bristol, this property also benefits from access to highly regarded local schools and excellent leisure facilities.

### Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with a radiator, a double glazed window to the rear aspect, a doorway to the lounge, doors to the dining room and an additional reception room and with stairs leading down to the lower ground floor and up to the first floor.

#### Lounge

A doorway from the entrance hall leads into the lounge with a double glazed bay window to the front aspect, a radiator and a log burner in the fireplace.

#### Dining Room

A door leads from the entrance hall into the dining room with a double glazed bay window to the front aspect, a radiator, a telephone point, a decorative fireplace and a door leading into the kitchen.

#### Kitchen

A door from the dining room leads into the kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an integrated electric oven with a gas hob and a cookerhood over, space for a washing machine, a fridge freezer and with a double glazed window to the rear aspect.



### 3rd Reception Room / Study

A door leads from the entrance hall into the 3rd reception room with a double glazed window the rear aspect.

### Lower Ground Floor

#### Entrance Hall

Stairs lead down from the ground floor to the lower ground floor entrance hall with doors leading to a kitchen, a shower room, two bedrooms, a store room and a rear porch.

#### Kitchen

A door from the lower ground entrance hall leads into the kitchen with the central heating boiler, a double glazed window to the rear aspect, a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an oven and hob with a cookerhood over and with space for a washing machine and a fridge freezer.

#### Bedroom 2

A door from the lower ground entrance hall leads into bedroom 2 with a radiator and a double glazed window to the front aspect.

#### Bedroom 3

A door leads from the lower ground floor entrance hall into bedroom 3 with a radiator, a decorative fireplace and a double glazed window to the front aspect.

#### Shower Room

A door leads from the lower ground entrance hall into the shower room with a WC, a wash hand basin, a walk in double shower, a heated towel rail and an extractor fan.

#### Rear Porch

A door leads from the lower ground floor entrance hall into the rear porch with a double glazed window to the rear aspect and a door leading to the rear.

### First Floor

#### First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with access to the loft, a double glazed window to the rear aspect and doors leading to the bathroom and to bedrooms 1, 4 and 5.

#### Bedroom 1

A door leads from the first floor landing into bedroom 1 with built in wardrobes, a radiator and double glazed windows to the front aspect.

#### Bedroom 4

A door leads from the first floor landing into bedroom 4 with a radiator, built in wardrobes and a double glazed window to the front aspect.

#### Bedroom 5

A door leads from the first floor landing into bedroom 5 with a radiator and a double glazed window to the rear aspect.

#### Bathroom

A door leads from the first floor landing into the bathroom with a WC, a corner bath, a shower, a bidet, a wash hand basin, a radiator, an extractor fan and a double glazed window to the rear aspect.

#### Outside Space

#### Driveway

The driveway accommodates off street parking for one car.

#### Rear Garden

Side access and a door from the lower ground floor rear porch lead onto the low maintenance rear garden which is laid to a patio, Steps lead up to a further raised area laid with slate and patio providing a generous space for alfresco dining.

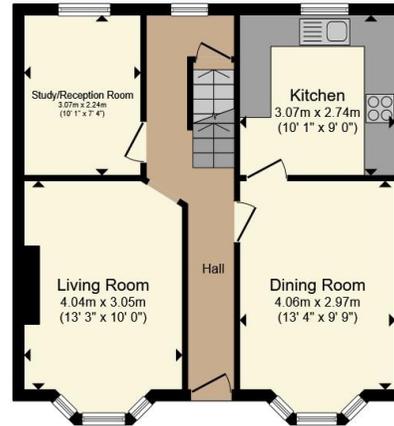








**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 157.6 m<sup>2</sup> (1,697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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