



Kingsbere Crescent  
Manor Park  
£530,000 Price Guide



Located in the popular and sought after area of Manor Park, this delightful three-bedroom home offers spacious living accommodation comprising of a sizeable, open plan reception room, modern kitchen served by a useful utility room, a family bathroom and the ground floor w/c. Externally, the property benefits from beautifully landscaped and generously sized gardens to the front and rear, and benefits from a garage and off-road parking for multiple vehicles. EPC rating D.

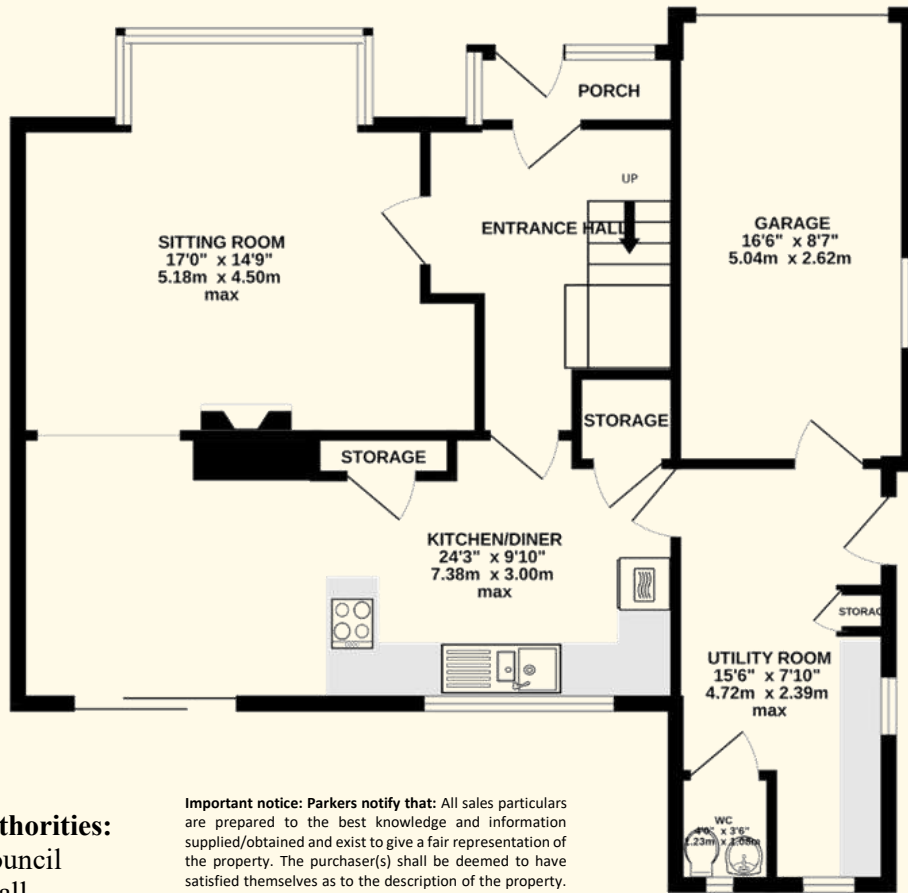
Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. 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. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



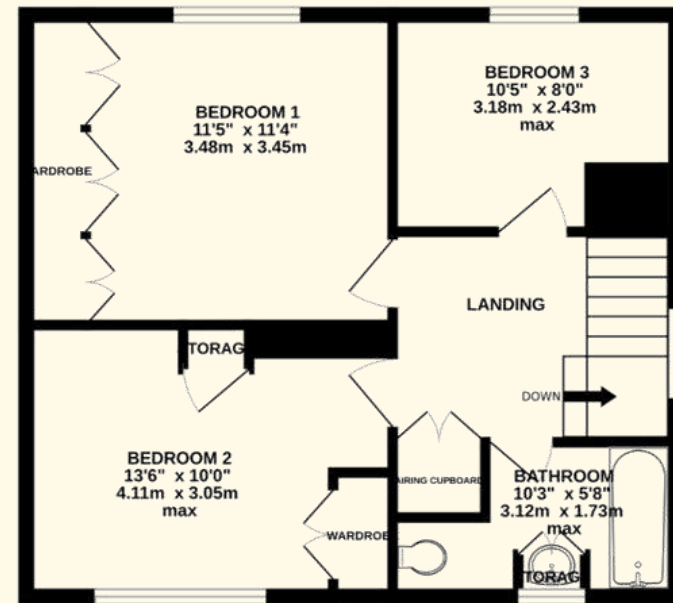
On approaching this well-presented home, a sweeping, block paved driveway leads through the front garden, which is mainly laid to lawn and features a variety of mature shrubs and trees. Upon entering the property, a porch provides an ideal place to decant and store outdoor wear whilst a further leads to the internal hallway where stairs rise to the first floor and there is a useful understairs storage cupboard accessed via the kitchen. The sitting room is a bright and open space, where a large bay window fills the room with natural light, and a gas fire with a composite surround creates a warm focal point. This space flows seamlessly into the modern kitchen/diner, which comprises wall and base level units, composite worktops, and integrated appliances, including a Hotpoint oven and grill, a separate six-ring induction hob with extractor hood above, a Whirlpool dishwasher, and an integrated composite sink with mixer tap. The kitchen further benefits from a built-in larder and additional storage cupboard. The room is finished with wood-effect flooring, and features French sliding doors that provide access to the garden enhancing the living space and making it ideal for entertaining. Practicality is also a priority, with a dedicated utility room featuring composite worktops, additional storage and space for a washing machine. There is direct internal access to the garage and doors leads to the garden and the ground floor WC. Stairs rise to the first floor, where the landing provides access to all rooms and an additional storage cupboard. There are two spacious and bright double bedrooms with built-in wardrobes, along with a third bedroom currently serving as a study overlooking the rear garden. The family bathroom comprises a panel-enclosed bath with a Mira electric overhead shower, a wash hand basin with vanity storage, and a WC. It is finished with fully tiled walls, a heated towel rail, and vinyl flooring.

Externally, the property is a gardener's delight, boasting an impressive, beautifully maintained rear garden complete with a vegetable patch, mature floral borders, a summer house, and an electric awning for sunny afternoons. To the front, the driveway provides off-street parking for up to three vehicles and leads to an integral garage benefiting from power, lighting, and an up and over door.

**GROUND FLOOR**  
818 sq.ft. (76.0 sq.m.) approx.



**1ST FLOOR**  
499 sq.ft. (46.4 sq.m.) approx.



**TOTAL FLOOR AREA:** 1318 sq.ft. (122.4 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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**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

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.

**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.

**Services:**

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

**Broadband and Mobile:**

At the time of the listing, standard broadband is available.  
Mobile phone service varies dependent upon your provider.

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

**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#>

**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>