



Celtic Crescent
Dorchester
£495,000



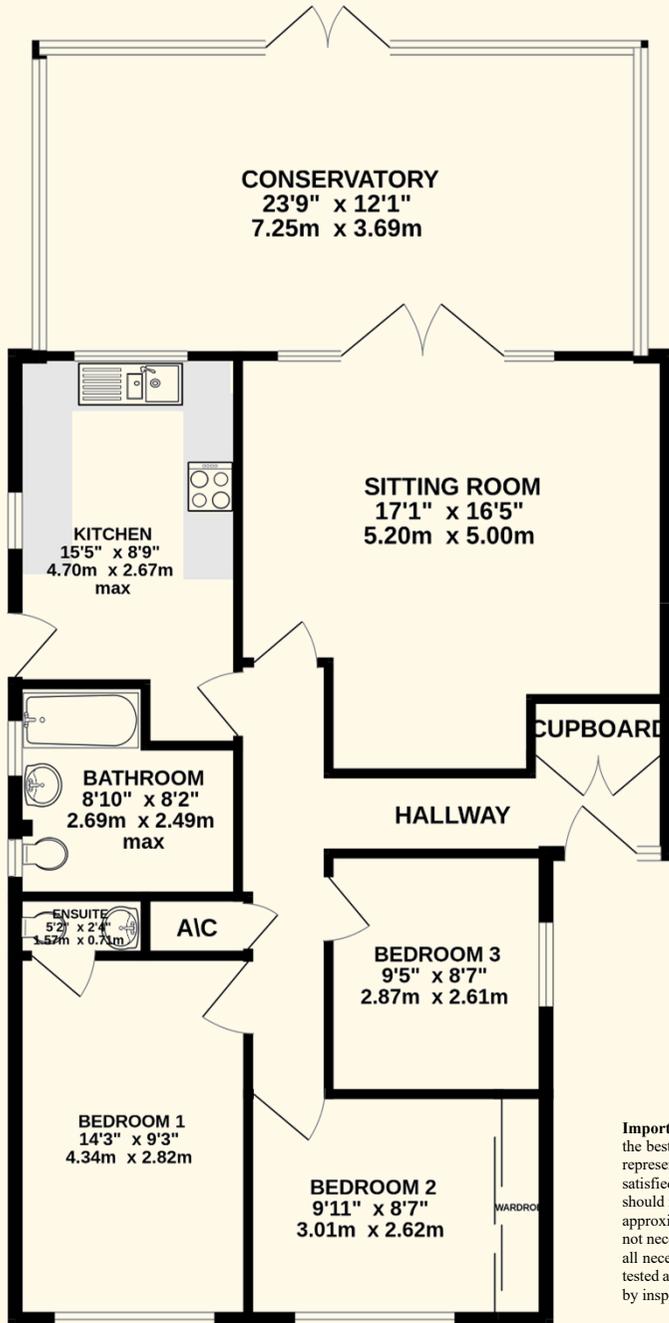
A substantial and well-presented family home located in the highly popular Castle Park area of Dorchester. This detached bungalow offers spacious accommodation including three bedrooms, a living room, kitchen, a versatile conservatory room, a family bathroom and separate W/C. Externally, the home boasts an attractive and well-maintained rear garden. To the front, there is a generously sized driveway leading to a single garage and providing off-road parking for multiple vehicles, an area of lawn and a gate that provides access to the rear. EPC Rating C.

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.



The entrance to this lovely home is via a drive offering off-road parking with grassed area surrounding a mature tree, with a paved section abutting the property leading you to a gate that provides access to the rear garden. The single garage benefits from an electric up-and-over door with power and lighting. This well-presented home welcomes you via a hallway, providing access to all principal rooms, along with a useful storage cupboard and airing cupboard. The sitting room is generously proportioned, offering ample space for a range of furniture. It is finished with carpeting and decorated in neutral tones, creating a bright and inviting atmosphere. Large French doors allow an abundance of natural light to flow through the room and lead into the conservatory. The conservatory further enhances the living accommodation and offers a versatile space, currently utilised as both a dining area and home office. It is also carpeted and enjoys direct access to the rear garden via an additional set of French doors. The kitchen is fitted with a range of wall and base level units with work surfaces over, providing ample storage and room for appliances, there is additional space for a fridge freezer. The kitchen is equipped with a four-ring electric hob, double oven, and extractor hood above. A rear-aspect window overlooks the garden, with a sink and mixer tap positioned beneath. All three bedrooms are well-proportioned, finished with carpet, and decorated in neutral tones, with the principal bedroom benefiting from en-suite facilities. The family bathroom is of a good size and comprises a panel-enclosed bath, W/C, and wash hand basin.

Externally, the property boasts a beautifully presented rear garden, recently laid to patio providing an excellent spot for garden furniture, all complemented by flower beds framing the space. There is a verity of mature trees adding character, with a summer house and shed positioned to the rear. A side gate provides convenient access to the front of the property.



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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Flood Risk:

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

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

Broadband and Mobile:

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

For up-to-date information visit

<https://checker.ofcom.org.uk> or

<https://www.signalchecker.co.uk/>

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

DT1 1XJ

Council tax band D.

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>