



Blagdon Road

Dorchester

£325,000 Offers In Excess Of

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This charming semi-detached property is situated in a highly desirable residential area. The accommodation includes a welcoming front porch, a handy cloakroom and larder area, a well-equipped kitchen, and a bright dining room alongside a separate living room. Upstairs accommodates three double bedrooms, a versatile study landing, and a family bathroom. Externally, the home benefits from a generous graveled driveway for off-road parking, whilst a secure side gate grants direct access to a beautifully arranged rear garden with a central lawn and patio areas. EPC rating TBC.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, caf  s, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

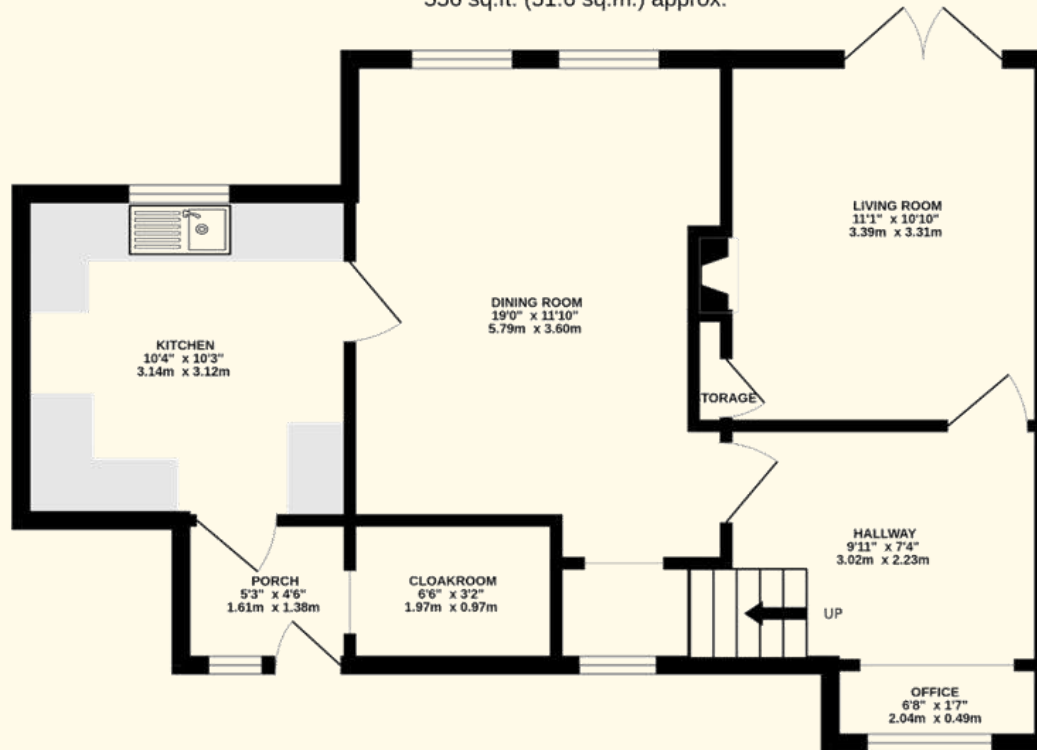


Approaching the property, a good-sized gravelled drive sits adjacent to a lawned area with mature trees and shrubs, with a path leading to the part-glazed door. Stepping inside through the welcoming front porch, an opening lead into a handy cloakroom and larder area. A further door provides entry into the kitchen. The well-equipped kitchen is complete with a wealth of cupboard storage and dedicated spaces for appliances, includes space for a six-ring gas hob and range set-up. Adjacent to the kitchen is a bright dining room, offering a lovely space for family meals or entertaining, whilst further benefits from storage underneath the stairs accessed via a curved opening. Moving through the home and accessed from the hallway, you will find the characterful living room, which serves as a cosy retreat centred around a gas fireplace and benefits from additional storage and double doors that offer direct access to the garden.

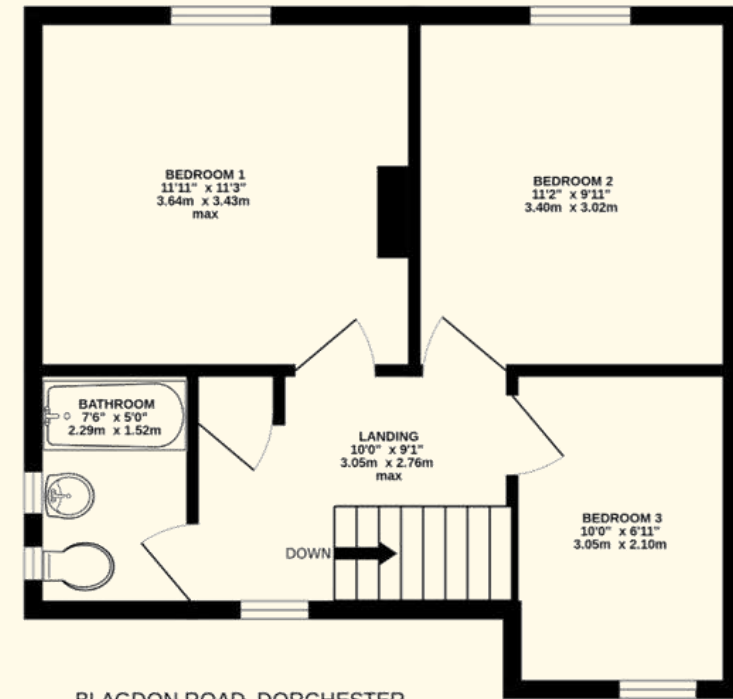
The spacious hallway opens into a versatile space, creating a nook that is perfectly suited to a study desk beside the stairs. Ascending to the first floor, this level accommodates three double bedrooms and the bathroom. The principal and second bedrooms enjoy a rear aspect, while the third bedroom overlooks the front of the home. A family bathroom serves the floor, featuring a panel-enclosed bath with an overhead shower, a wash hand basin, w/c, a radiator, and an extractor fan. A convenient airing cupboard on the landing completes the internal accommodation.

The exterior properties of the home are equally impressive. The front features a good-sized, lawned garden alongside a private driveway with comfortable parking space for multiple cars. A secure side gate grants direct access to the rear garden, which is beautifully arranged with a patio area abutting the property, a well-kept central lawn, and an additional elevated patio area tucked away at the very rear to capture the sun throughout the day. The property also boasts excellent outdoor storage, including a shed at the front and two further sheds located in the rear garden.

GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



BLAGDON ROAD, DORCHESTER

TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

Broadband and Mobile Service:

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>

Services:

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

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>

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#>