



Kingsbere Crescent
Dorchester

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This beautifully presented, detached family home, located in a prime location, in the highly sought-after area of Manor Park in Dorchester, has been extended and improved over the years to offer spacious and versatile accommodation. The ground floor boasts an impressive open-plan kitchen/diner, perfect for modern family living and entertaining, alongside a separate utility room, games room, office, a welcoming reception room, shower room and bedroom. Upstairs, the property offers four further bedrooms, including a principal suite with its own dressing area and en-suite bathroom, as well as a separate family bathroom. Externally, the home benefits from a spacious and well-maintained garden, a private driveway, and an integral garage. EPC rating B.

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.





Upon entry to the property, you are taken through to a double-glazed porch, creating the perfect spot to decant outdoor wear before heading into the property's hallway where you are greeted with a set of stairs which rise to the first floor and under-stairs storage (with power). Access is granted to the principal ground floor rooms.

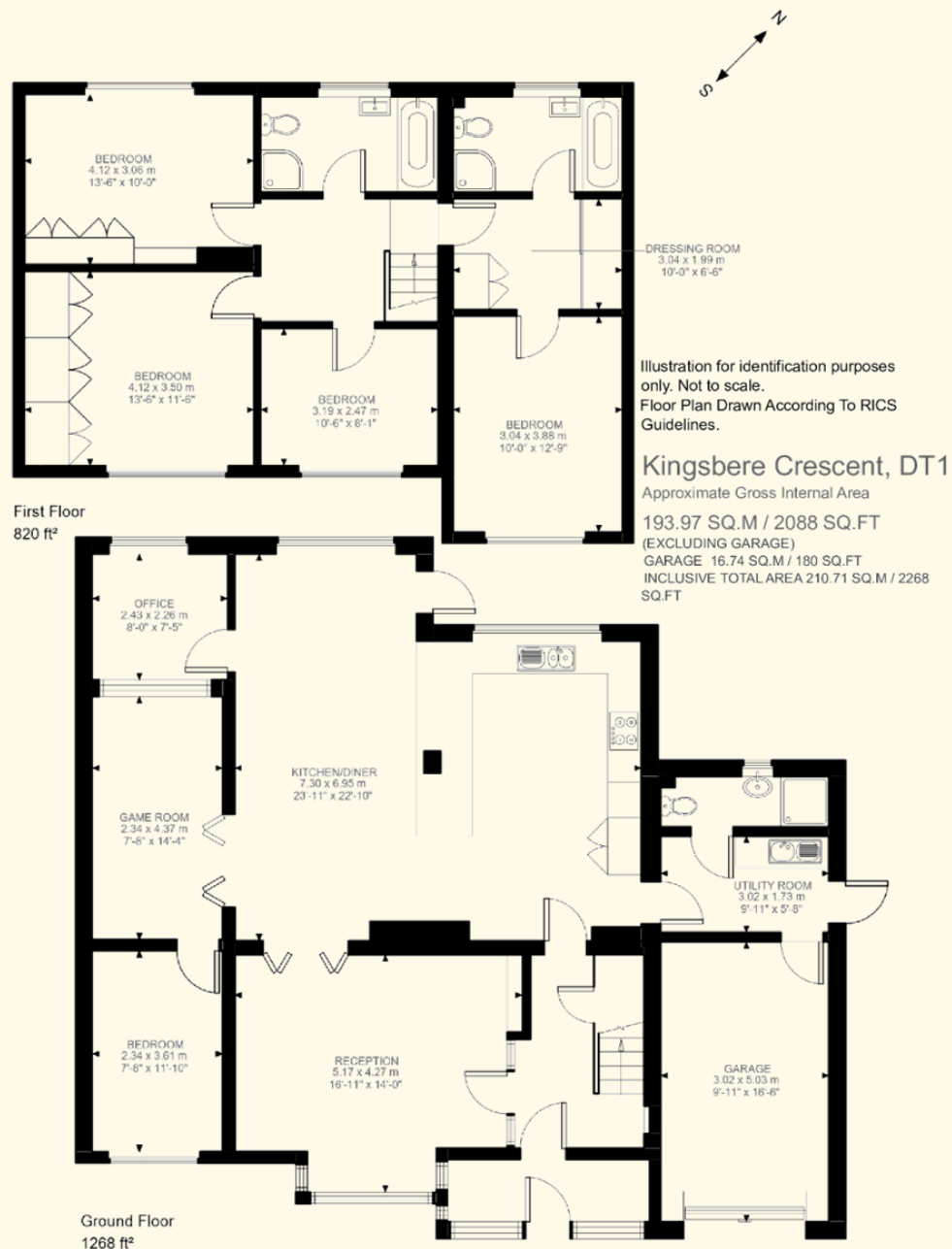
The kitchen/diner was extended in 2022 to create a stunning and open space, with ample room for a full-sized dining table as well as breakfast bar seating, making it ideal for both everyday family life and entertaining. A single door opens directly onto the rear garden. The kitchen is fitted with a sleek range of navy-blue wall and base level units, complemented by composite worksurfaces and a matching splash back. Integral appliances include a Neff double oven with warming tray, Neff four-ring hob and Bosch dishwasher. There is also an instant hot water tap fitted. Bi-fold doors near the dining area open into the games room, which in turn, grants access to one of the five bedrooms. The office is adjacent to the games room. A separate utility room provides allocated space for additional appliances, houses the water softener and leads to the ground floor shower room. Stylish Parka flooring continues through a set of glass-paneled French doors and into the reception room, with a front aspect bay window allowing plentiful natural light to enter the room.

On the first floor, there are four bedrooms, three of which are double in size. Bedroom one in particular is well-appointed with a dressing room and en-suite bathroom. The family bathroom is furnished with a suite comprising a panel enclosed bath, corner shower cubicle, WC, wash hand basin and heated towel rail. The room is complete with tiled walls and lino flooring.

Outside:

The rear garden is a generous and attractively landscaped outdoor space, predominantly laid to lawn and featuring a patio area that's ideal for outdoor seating. Mature shrubs, flowers, and trees are thoughtfully planted throughout and other practical features include side access, external water taps, water butts, a greenhouse, and a garden shed equipped with power—ideal for storage or as a workshop. To the front, there is a paved and shingled driveway and garage equipped with up and over door and electrics.





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 Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is E.

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.