



Normandy Way

Dorchester

£360,000 Price Guide



Situated on the outskirts of Dorchester, a short walk from Poundbury Hillfort and the Great Field, this modern and well-presented three-bedroom home offers well-proportioned accommodation throughout. The property comprises further accommodation including a spacious reception room, open-plan reception room through to dining room, conservatory, ground floor WC, utility and family bathroom. Externally, the property benefits from an enclosed rear garden and a generous and open front garden. EPC rating D.

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, cafés, 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.



Entrance to this delightful home is via a good-size, low maintenance front garden with path leading to a front entrance porch offering an ideal space to decant outdoor wear. A door leads through to the hallway where stairs rise to the first floor and a door opens onto a wonderful open plan reception room flooded with natural light via a large front aspect window and rear aspect window and door. The room offers plentiful and separate space for both lounge and dining furniture. The room is offered with mostly neutral tones offset by a vibrant feature wall in the dining area and a wood effect flooring. A cupboard under the stairs offers convenient storage space.

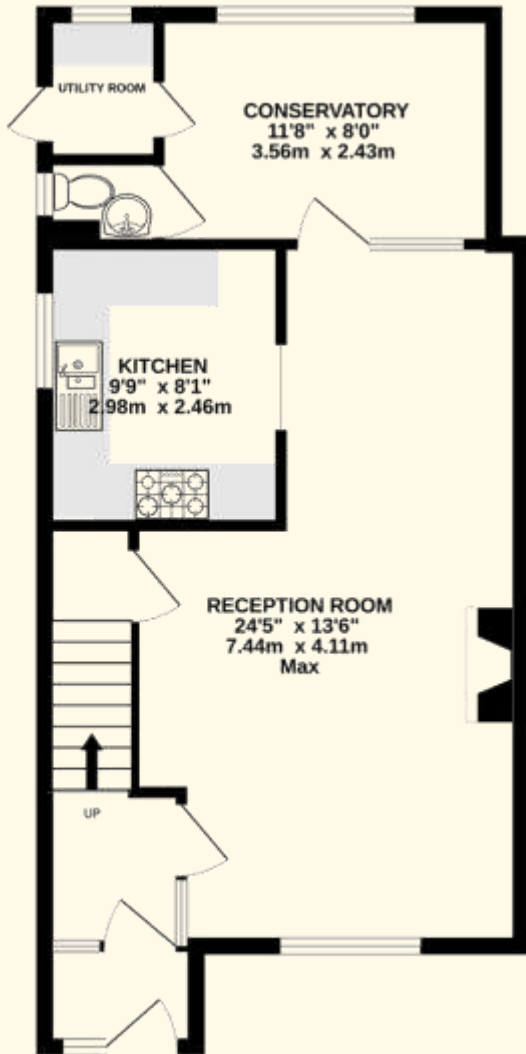
The kitchen is bright and modern and fitted with a range of wall and base units with worksurface over and attractive splash-back tiles. Space is offered for kitchen appliances including the freestanding Stoves oven and hob the seller will be including with the sale. A side aspect window offers natural light to the room.

At the rear of the property is a conservatory looking out to the garden. This room offers versatility and additional living space. Separate doors lead to the ground floor WC and a useful utility area offering space and plumbing for a washing machine. A door offers access to the side and rear of the property.

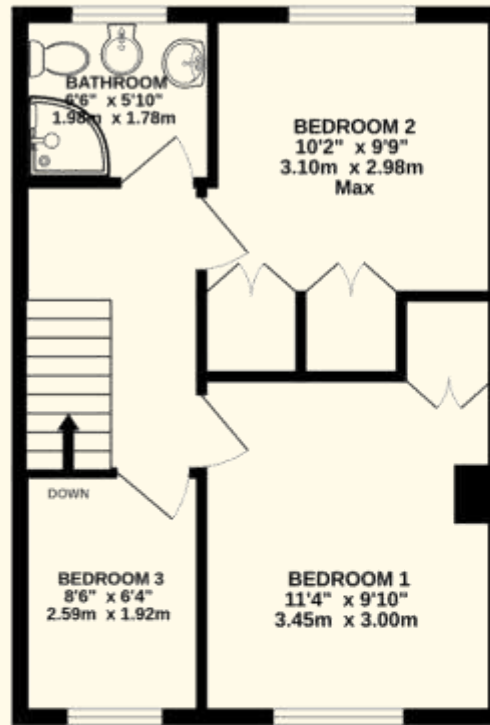
The first floor houses all three bedrooms, two double rooms with fitted storage and a good size single room. The family bathroom is presented in neutral tones with stylish and modern tiling to the floor and part walls. There is a fitted suite comprising a corner shower, WC, wash hand basin and bidet.

The rear garden is a generous and neatly presented space that has been mainly laid to grass with hedged borders. At the rear of the garden, a door leads to the single garage and there is a wooden gate to the side of the garage offering pedestrian access to the rear. Abutting the rear of the property is a good-size patio area giving the perfect space for outdoor furniture. Steps lead down the side of the home where a generous gravelled space offers further mature plants and a wooden gate giving front access.

GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix ©2025

**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.

### Flood Risk:

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

<https://check-long-termfloodrisk.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>

### Broadband and Mobile:

At the time of the listing, standard and superfast 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.

### Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Council Tax Band C.