



GARLAND CRESCENT
DORCHESTER
£365,000



OFFERED WITH NO FORWARD CHAIN, A tastefully renovated and fully redecorated three-bedroom semi-detached home in the popular Thomas Hardy Gardens area of Dorchester, offering spacious, well-designed accommodation throughout, and representing one of the larger three-bedroom semi styles on the development. The property features a generous living room, a modern well-equipped kitchen, a ground floor W/C, a family bathroom, and ample storage. Additional benefits include a smart-enabled front door lock for added security, a single garage with allocated parking conveniently positioned to the rear of the home, and an enclosed, west-facing rear garden. EPC rating: C.

The county town of Dorchester is steeped in history and set amongst beautiful 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. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. 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.

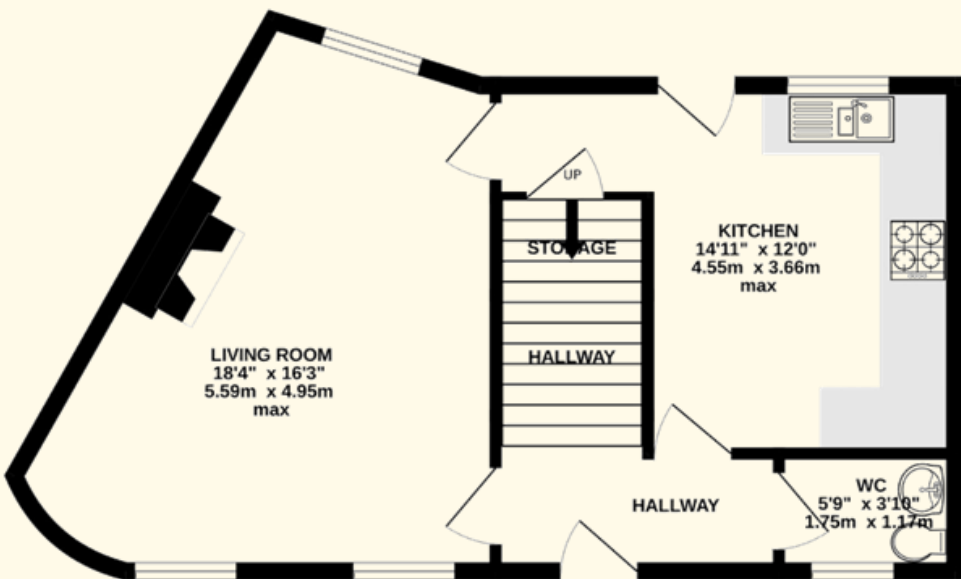


Enter the property via a newly fitted, part glazed front door and into the hallway, where there is access to the living room, kitchen, ground floor w/c and stairs that rise to the first floor. At the heart of the home is a beautifully updated and bespoke fitted kitchen, featuring Karndean 'Natural Stone' flooring and contemporary sage shaker-style units, wood-effect work surfaces, and a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob and electric oven, with dedicated space for a washing machine and fridge-freezer. Additionally, the kitchen has a large under-stairs cupboard, a door that provides access into the garden, and a further door providing access to the bright and open double-aspect living room, which centres around a feature gas fire and enjoys views to both the front and rear. The living room continues the charm with its wood effect flooring and neutral décor enhancing the light and airy feel.

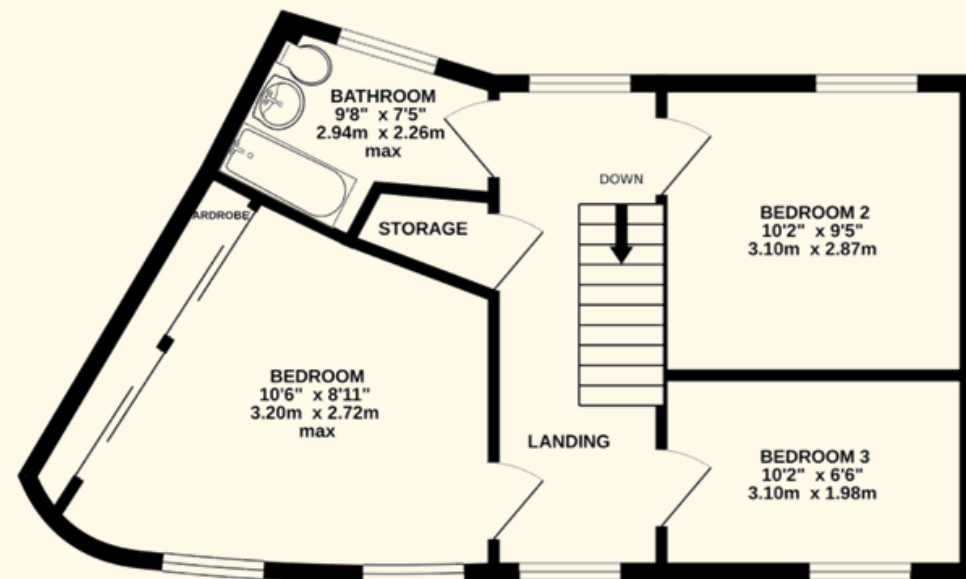
Upstairs, the impressive landing leads to the three bedrooms, two double in size, with the principal bedroom featuring fitted wardrobes. All three bedrooms are decorated in neutral tones and feature newly fitted carpets throughout. The family bathroom has been newly and tastefully modernized, featuring a panel-enclosed bath with a dual head and rainfall shower over, a wash basin set within a Roper Rhodes vanity unit, and a WC. The space is finished with stylish mosaic-effect flooring, part-tiled walls, and also benefits from a newly installed heated towel rail.

Externally, the property boasts a private, west-facing rear garden that is mainly laid to lawn and bordered by mature plants and shrubs. A patio area sits immediately adjacent to the house, with a path leading to a rear pedestrian gate. This gate provides easy access to the property's allocated parking space and a single garage.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Services:

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

Broadband:

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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970
Council Tax Band C.

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-landtax/#!/intro>

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.