



## 17 Garland Crescent, Dorchester, Dorset

An extremely well presented detached house on the ever popular Thomas Hardy Gardens.

Offers In Excess

**£500,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**17, Garland Crescent,  
Dorchester, Dorset,  
DT1 2SX**

- 4 Bedrooms
- Garden Room
  - En-Suite
- Garage and drive
- Established Garden
- Beautifully Presented

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





#### The Property

This modern detached house has attractive stone and brick elevations and was built in 2000, situated in a quiet corner of Thomas Hardye Gardens within easy reach of schools and the town centre.

The present owner has recently undertaken considerable improvement works and the property enjoys a modern a stylish interior that is light and bright throughout.

The accommodation comprises; entrance hallway with Karndene flooring and under stairs storage cupboard, leading off the hallway there is a front to back Living Room with wall lights, TV point and chimney breast with slate hearth and wood burning stove, French doors lead into a Garden Room with dwarf wall and UPVC double Glazed windows and doors opening onto the garden. The Kitchen/Diner is spacious with room for a family table and chairs, the kitchen area is fitted with contrasting cupboards and drawers ample work surfaces with upstands, soft close pan drawers, integrated appliances include a dishwasher,

Samsung Microwave Oven and separate Oven and Grill, induction hob and Neff extractor hood, space for an "American" fridge Freezer and cupboard houses modern Vaillant gas boiler.

Upstairs, The master bedroom has an ample fitted wardrobes with led lighting and an en-suite with shower, wc, basin and heated towel rail. There are 3 further bedrooms and a Bathroom with white suite including a bath with fixed screen and shower over, LED down lights, fan and heated towel rail.

The property benefits further from a utility room with additional cupboards, sink and space for automatic washing machine and tumble dryer. A downstairs cloakroom with vanity basin, Garage with power and light and driveway for 2 vehicles.

Outside the garden is particularly nice with a variety of mature shrubs and trees, there is garden pond, a patio area and separate decking which offers space to bbq and catch

the sun. There is a side gate from the drive and path extending along the rear of the house leading to a side area with garden shed and additional gate to a bin store area and front of property.

#### Situation

Thomas Hardye Gardens is located to the south of Dorchester town. This property falls within the catchment area of a number of highly regarded schools including Thomas Hardye, St. Osmonds and Dorchester Middle schools together with Chipmunks the nearby nursery school. The town centre is within a short distance, providing a good range of shops, restaurants and facilities. Supermarkets include Waitrose, Tesco and Sainsbury's. The Dorset County Hospital is nearby and there are numerous sports clubs around the town including cricket, rugby, football, tennis and golf.

There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Local Authority  
 Dorset Council 01305 251010.  
 Council Tax Band E

Services

Mains gas, electricity, water and drainage. (Gas Central Heating).

Broadband - Ultrafast speed available  
 Mobile - It is reported you are likely to have limited network coverage indoors and likely coverable outdoors (Information from <https://www.ofcom.org.uk>)

Please note photos taken in 2020.

Directions  
 From the Top O' Town roundabout in Dorchester take the first exit into Albert Road which leads into Cornwall Road with Borough Gardens on your left hand side. Proceed through two sets of traffic lights and onto South Court Avenue. At the end of South Court Avenue take the 2nd exit into Lucetta Lane and then the first right into Farfrae Crescent follow the road left around the grass island and left into Everdene Road and right at the end into Digory Crescent then left onto Garland Crescent.

# Garland Crescent, Dorchester, DT1 2SX

Approximate Area = 1409 sq ft / 130.8 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Total = 1580 sq ft / 146.7 sq m  
 For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 643221

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/SP/21/6/24

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